

(AKA LOT 2 DOWNING ACRES UNR): C  
 COR OF W1/2 OF NE1/4 OF SE1/4, R  
 FT FOR POB, RUN N 328.15 FT, W 6

RODRIGUEZ JOSE/RODRIGUEZ ARISAI Q  
 377 SE DOWNING DR  
 HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09977-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	2026
TOTALS	952		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area:	952			HX Base Yr	2026			
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -10px; left: 50px;">68</span> <span style="position: absolute; top: -10px; right: 50px;">68</span> <span style="position: absolute; left: 10px; top: 50px;">14</span> <span style="position: absolute; right: 10px; top: 50px;">14</span> <div style="position: absolute; top: 50px; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2026</p> </div> </div>												
				TOTALS	952						103,680	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,680
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			168,680
SOH/AGL Deduction			114,298
ASSESSED VALUE			54,382
TOTAL EXEMPTION VALUE	HX HB	29,382	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			168,680
NCON VALUE			103,680
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051436	Mobile Home		03/17/2025
000050618	Right-of-Way Acce		08/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2267	4/19/2024	WD	Q	V	01	78,000
GRANTOR: SOUTHERN ACRES HOLDIN						
GRANTEE: RODRIGUEZ JOSE						
1503/1440	11/28/2023	QT	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHERN ACRES HOLD						

EXTRA FEATURES																												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
377 SE DOWNING DR, HIGH SPRINGS																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																										
XF DATE		LAND DATE	05/06/2026																									
INC DATE		AG DATE	MLU																									

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=13,8] E68 S14 W68 N14 \$

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000								