(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

2027

10-7S-17-09977-002

BUILDING CHARACTERISTICS

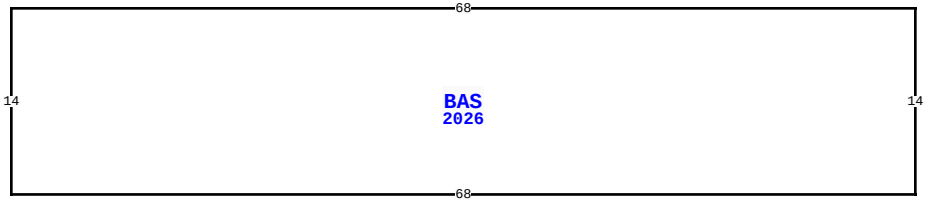
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	2026	952	98,544
TOTALS	952			952	98,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	952	113.5000	108.96	103,730	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2026 Heated Area: 952 HX Base Yr 2026



377 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,544
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		112,664
SOH/AGL Deduction		74,161
ASSESSED VALUE		38,503
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,503
TOTAL JUST VALUE		163,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,574

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	100					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 05/05/2026 BY robin Total Acres: 5.00 Total Land Value: 14,120 Market: 52,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS