

(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		99,574

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;"> 68 68 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;"> BAS 2026 </div> </div>												
BLD DATE: _____ LGL DATE: 05/06/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		99,574	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		164,574	
SOH/AGL Deduction		111,515	
ASSESSED VALUE		53,059	
TOTAL EXEMPTION VALUE		HX HB 28,059	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		164,574	
NCON VALUE		99,574	
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																
TOTALS 952 952 99,574																

BUILDING NOTES

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

LAND DESCRIPTION																								
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							