(AKA LOT 4 DOWNING ACRES UNR): B
W1/2 OF NE1/4 OF SE1/4, RUN S 32
662.65 FT, N 329 FT, E 661.88 FT

WALLACE WYMAN KENNETH
231 SE DOWNING DRIVE
HIGH SPRINGS, FL 32643

**2027**

**10-7S-17-09977-004**

## BUILDING CHARACTERISTICS

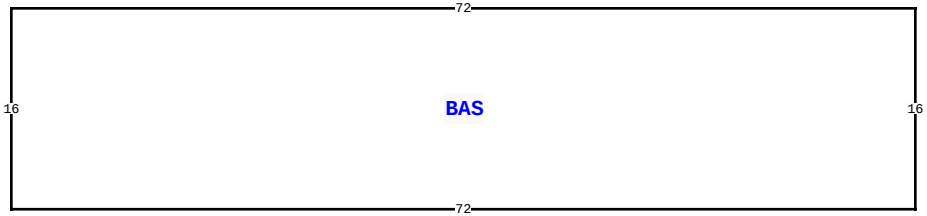
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 67,117 |
| TOTALS | 1,152 | | | 1,152 | 67,117 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,152 | 113.9000 | 105.93 | 122,031 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 100% - 2013 Heated Area: 1152 HX Base Yr 2013




231 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 67,117 |
| TOTAL MARKET OB/XF VALUE | | 11,400 |
| TOTAL LAND VALUE - MARKET | | 58,500 |
| TOTAL MARKET VALUE | | 137,017 |
| SOH/AGL Deduction | | 64,234 |
| ASSESSED VALUE | | 72,783 |
| TOTAL EXEMPTION VALUE | HX HB SX | 59,938 |
| BASE TAXABLE VALUE | | 12,845 |
| TOTAL JUST VALUE | | 137,017 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 137,740 |

SALE:2:1: LOT 4, DOWMING ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19233 | M H | 125 | 02/15/2002 |
| 9739 | M H | 125 | 05/22/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1458/610 | 2/01/2022 | LE | U | I | 14 | 100 |
| GRANTOR: WALLACE WYMAN KENNETH | | | | | | |
| GRANTEE: ARRINGTON JODIE S | | | | | | |
| 1241/1870 | 9/14/2012 | WD | U | I | 40 | 72,500 |
| GRANTOR: GILBERT & MARCELLA BI | | | | | | |
| GRANTEE: WYMAN KENNETH WALLA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 11,400

| 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 | 4.00 | AC | | 1.00 | 1.00 | 0.90 | 13,000.00 | 11,700.00 | 46,800 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.90 | 13,000.00 | 11,700.00 | 11,700 | | | | | | | |

REVIEW DATE 12/04/2017 BY BC Total Acres: 5.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS