

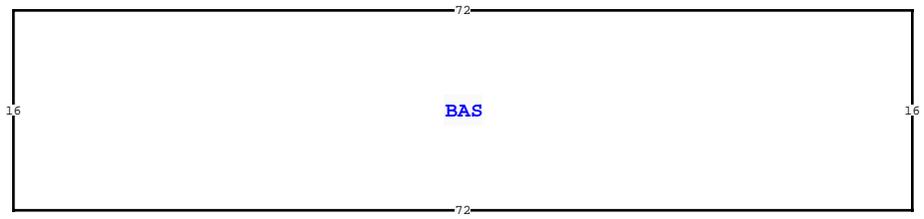
(AKA LOT 4 DOWNING ACRES UNR): B
 W1/2 OF NE1/4 OF SE1/4, RUN S 32
 662.65 FT, N 329 FT, E 661.88 FT

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

2026

10-7S-17-09977-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,152	100	
TOTALS	1,152		69,278

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	109.34	125,960	1999	1999		0	0	45.00	55.00
3 MANUF 1 100% - 2013			Heated Area: 1152			HX Base Yr 2013						
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				69,278		
TOTAL MARKET OB/XF VALUE				11,400		
TOTAL LAND VALUE - MARKET				58,500		
TOTAL MARKET VALUE				139,178		
SOH/AGL Deduction				69,309		
ASSESSED VALUE				69,869		
TOTAL EXEMPTION VALUE				HX HB SX 58,192		
BASE TAXABLE VALUE				11,677		
TOTAL JUST VALUE				139,178		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				124,240		
SALE:2:1: LOT 4, DOWNING 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	I	14	100
GRANTOR: WALLACE WYMAN KENNETH						
GRANTEE: ARRINGTON JODIE S						
1241/1870	9/14/2012	WD U	I	I	40	72,500
GRANTOR: GILBERT & MARCELLA BI						
GRANTEE: WYMAN KENNETH WALLA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W72 S16 E72 N16\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF													11,400											
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	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 05/08/2026 BY SYS																								