

(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



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		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	67,840
TOTALS	1,152			1,152	67,840

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	107.07	123,345	1999	1999		0	0	45.00	55.00
3 MANUF 1			100% - 2013	Heated Area: 1152				HX Base Yr 2013				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				67,840		
TOTAL MARKET OB/XF VALUE				11,400		
TOTAL LAND VALUE - MARKET				58,500		
TOTAL MARKET VALUE				137,740		
SOH/AGL Deduction				67,871		
ASSESSED VALUE				69,869		
TOTAL EXEMPTION VALUE				HX HB SX 58,192		
BASE TAXABLE VALUE				11,677		
TOTAL JUST VALUE				137,740		
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	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\$.						

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
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	

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 06/23/2026 BY SYS																								