(AKA LOT 7 DOWNING ACRES UNR):CO OF E1/2 OF NW1/4 OF SE1/4, RUN S FOR POB, RUN E 602.06 FT, S 361.

KELLAR CODY/KELLAR JESSICA
256 SE DOWNING DR
HIGH SPRINGS, FL 32643

2027

10-7S-17-09977-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

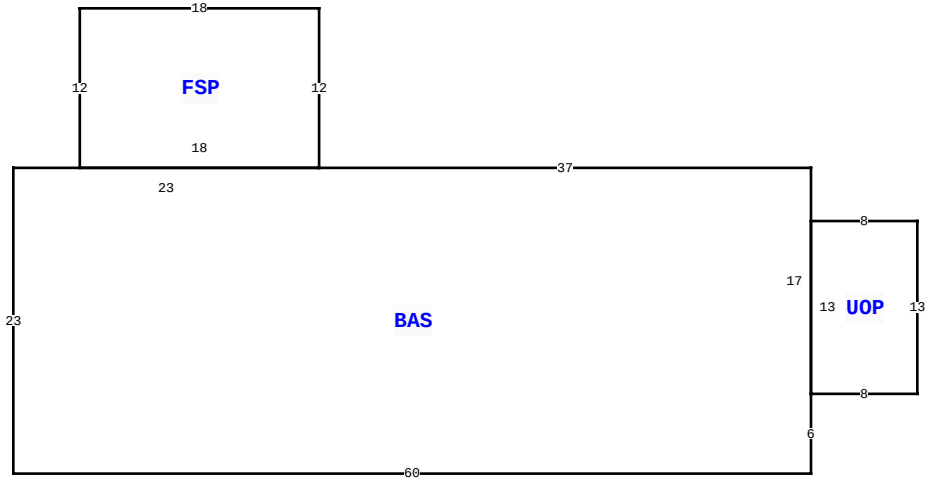
NEIGHBORHOOD/LOC 10717.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	37,094
FSP	216	40		86	2,312
UOP	104	25		26	699
TOTALS	1,700			1,492	40,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,492	112.0000	67.20	100,262	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1380 HX Base Yr 2025



256 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,105
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	109,605
SOH/AGL Deduction	7,944
ASSESSED VALUE	101,661
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	50,250
TOTAL JUST VALUE	109,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,605

XFOB:2:1: FLEETWOOD MH

XFOB:1:1: SHELL OF MH - USED FOR STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0723	5/05/2017	WD	Q	I	01	72,000
GRANTOR: MARC HEBERT						
GRANTEE: CODY & JESSICA KELL						
1137/1303	11/30/2007	WD	Q	I		65,000
GRANTOR: SERGE DUPUIS						
GRANTEE: MARC HEBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N12 W18 S12 E18$ W23 S23 E60 N6 UOP= E8 N13 W8 S13$ N17$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0.90	13,000.00	11,700.00	11,700							
2	0000	C	VAC RES	100			0.00	0.00	4.00	AC		1.00	1.00	0.90	13,000.00	11,700.00	46,800							

REVIEW DATE 02/25/2014 BY DF Total Acres: 5.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS