

(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.

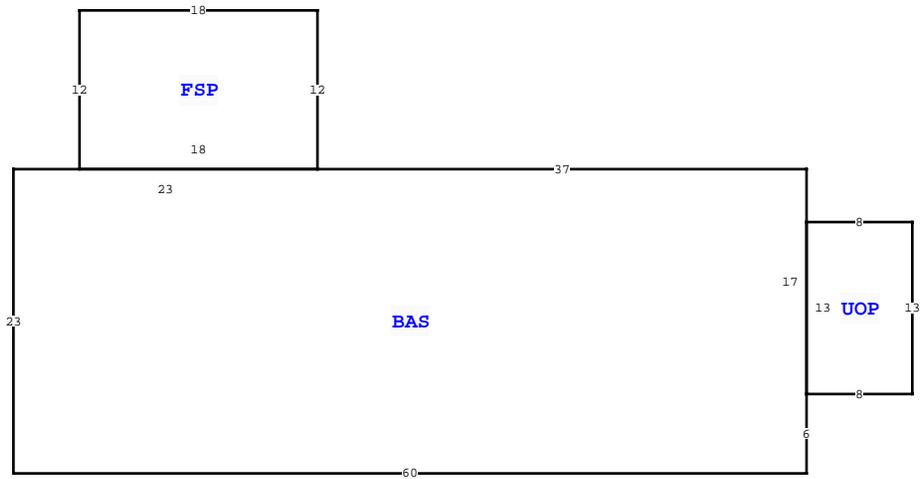
KELLAR CODY/KELLAR JESSICA
256 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,380	100	
FSP	216	40	
UOP	104	25	
TOTALS	1,700		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2025								
				Heated Area: 1380			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,110
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			58,500
TOTAL MARKET VALUE			111,610
SOH/AGL Deduction			12,910
ASSESSED VALUE			98,700
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			47,289
TOTAL JUST VALUE			111,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,105

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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

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	0296	SHED METAL	0	100	0	0			0.00	100	2016	2016	3	100	4,000	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTAL OB/XF 11,000																

LAND DESCRIPTION															TOTAL OB/XF 11,000									
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	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							