

(AKA LOT 8 DOWNING ACRES UNR):CO
OF E1/2 OF NW1/4 OF SE1/4, RUN R
FT FOR POB, CONT S 361 FT, E 603

LABINE EDWARD JR/DUMONT-LABINE LAURA
358 SE DOWNING DRIVE
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-008



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	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,356	100	
TOTALS	2,356		139,221

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 2014		253,129	2000	2000	0	0	45.00	55.00	
				Heated Area:	2356	HX Base Yr		2014				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 31 31 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
358 SE DOWNING DR, HIGH SPRINGS												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,221	
TOTAL MARKET OB/XF VALUE		15,820	
TOTAL LAND VALUE - MARKET		58,500	
TOTAL MARKET VALUE		213,541	
SOH/AGL Deduction		108,252	
ASSESSED VALUE		105,289	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		53,878	
TOTAL JUST VALUE		213,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,041	
XFOB:1:1: CONCORD MH			
SALE:1:1: INCLUDED '83 CONCORD M H ID#3338243299.			
BLDG:1:1: CONCORD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34116	MAINT/ALTR	35	06/06/2016
16740	M H	125	03/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/2265	2/18/2013	WD Q	I	01		110,000
GRANTOR: MATT WARREN & JEAN MA						
GRANTEE: EDWARD LABINE JR &						
0651/0645	5/04/1988	WD Q	I			27,500
GRANTOR: RAYBURN GEORGE &						
GRANTEE: CROSBY MATT W &						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2000	2000	3	100	1,200	
2	0080	DECKING	0	100	0	0	UT	80.00	6.50	100	2013	2013	3	100	520	
3	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	100.00	6.50	100	2013	2013	3	100	650	
5	0070	CARPORT UF	0	100	0	0	UT	1.00	0.00	100	2005	2005	3	100	800	
6	0296	SHED METAL	0	100	0	0	UT	1.00	0.00	100	2013	2013	3	100	200	
7	0296	SHED METAL	0	100	0	0	UT	1.00	0.00	100	2013	2013	3	100	50	
8	0120	CLFENCE 4	0	100	0	0	UT	1.00	0.00	100	2017	2017	3	100	400	
9	0210	GARAGE U	0	100	0	0	UT	1.00	0.00	100	2017	2017	3	100	5,000	
TOTALS													15,820			

BUILDING NOTES			
358 SE DOWNING DR, HIGH SPRINGS			

BUILDING DIMENSIONS			
BAS= W76 S31 E76 N31\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	5.00	AC		1.00	1.00	0.90	13,000.00	11,700.00	58,500								