

(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		142,188

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	2,356	114.3000	109.73	258,524	2000	2000	0	0	45.00	55.00	
2 MANUF 1 100% - 2014 Heated Area: 2356 HX Base Yr 2014												
BLD DATE		LGL DATE								05/06/2026	MLU	
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,188
TOTAL MARKET OB/XF VALUE			15,820
TOTAL LAND VALUE - MARKET			58,500
TOTAL MARKET VALUE			216,508
SOH/AGL Deduction			111,219
ASSESSED VALUE			105,289
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,878
TOTAL JUST VALUE			216,508
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	6.50	6.50	100	2013	2013	3	100	520	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	6.50	6.50	100	2013	2013	3	100	650	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
9	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	5,000	

TOTAL OB/XF												
15,820												
358 SE DOWNING DR, HIGH SPRINGS												

BUILDING NOTES									

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							