(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

2027

10-7S-17-09977-008

BUILDING CHARACTERISTICS

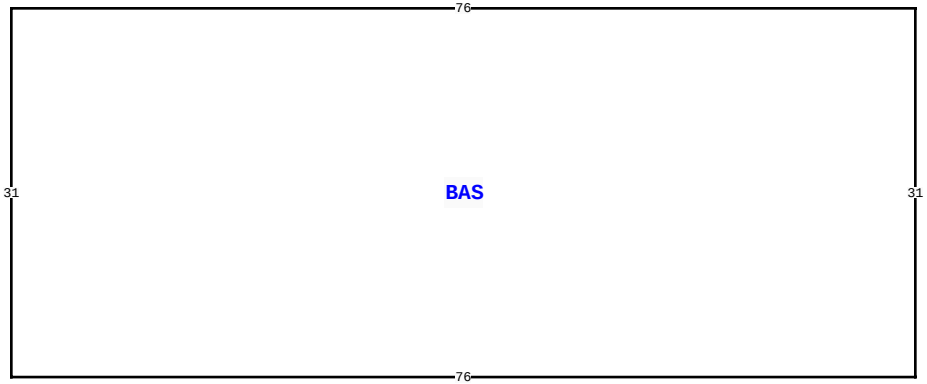
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	137,744
TOTALS	2,356			2,356	137,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	114.3000	106.30	250,443	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2014 Heated Area: 2356 HX Base Yr 2014



358 SE DOWNING DR, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,744
TOTAL MARKET OB/XF VALUE		15,820
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		212,064
SOH/AGL Deduction		103,616
ASSESSED VALUE		108,448
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,037
TOTAL JUST VALUE		212,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,541

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 15,820

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	5.00	AC		1.00	1.00	0.90	13,000.00	11,700.00	58,500							

REVIEW DATE 12/04/2017 BY BC Total Acres: 5.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS