

AKA LOT 13 DOWNING ACRES UNR: CO  
SEC, RUN W 364.28 FT FOR POB, CO  
583.96 FT, E 373 FT, S 584.10 FT

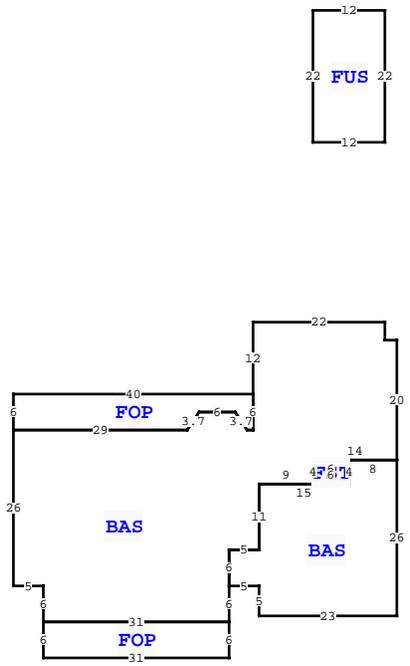
BRINKER MICHAEL  
782 SE DOWNING DR  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09977-013  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	568	100	
BAS	1,823	100	
FOP	186	30	
FOP	216	30	
FST	24	55	
FUS	264	100	
TOTALS	3,081		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,789	125.3366	142.88	398,492	1999	1999	0	0	27.30	72.70
1 SINGLE FAM 100% - 2000 Heated Area: 2655 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		289,704	
TOTAL MARKET OB/XF VALUE		1,830	
TOTAL LAND VALUE - MARKET		44,200	
TOTAL MARKET VALUE		335,734	
SOH/AGL Deduction		124,490	
ASSESSED VALUE		211,244	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		159,833	
TOTAL JUST VALUE		335,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30458	MAINT/ALTR	40	09/13/2012
15440	SFR	335	04/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1426	4/24/2026	LE	U	I	14	100

GRANTOR: BRINKER MICHAEL L (EN)  
GRANTEE: BRINKER TARA CHRIST  
0848/2083 11/06/1997 WD Q V 15,000  
GRANTOR: DION & JAN COLE  
GRANTEE: BRINKER

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W22 S12 FOP= W40 S6 E29 U3 R2 E6 R2 D3 E1 N6\$ S6 W1 U3 L2 W6 L2 D3 W29 S26 E5 S6 FOP= S6 E31 N6 W31\$ E31 N6 BAS= E5 S5 E23 N26 W8 FST= W6 S4 E6 N4\$ S4 W15 S11 W5 S6\$ N6 E5 N11 E9 N4 E14 N20 W2 N3\$ PTR= N30 FUS= N22 W12 S22 E12\$ S30\$.	

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	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	420.00	UT	1.50	1.50	100	1999	1999	3	100	630	

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	0100	C	SFR	100		00	0.00	0.00	4.00	AC		1.00	1.00	0.85	13,000.00	11,050.00	44,200							