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 SRRINGS, FL 32643

2027

10-7S-17-09977-013

BUILDING CHARACTERISTICS

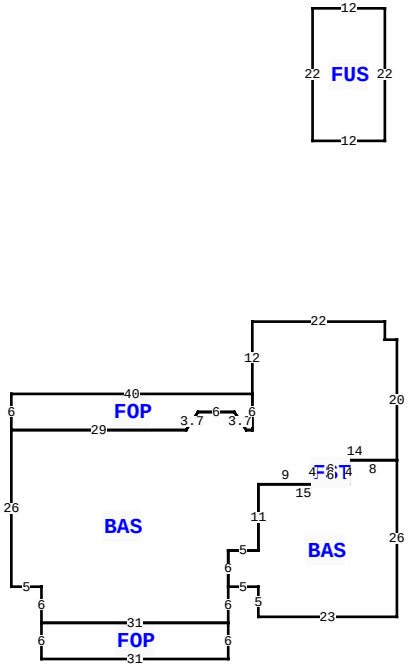
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	568	100		568	56,931
BAS	1,823	100		1,823	182,722
FOP	186	30		56	5,613
FOP	216	30		65	6,515
FST	24	55		13	1,303
FUS	264	100		264	26,461
TOTALS	3,081			2,789	279,545

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	137.87	384,519	1999	1999	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2000 Heated Area: 2655 HX Base Yr 2000



782 SE DOWNING DR, HIGH SPRINGS

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,545
TOTAL MARKET OB/XF VALUE		1,830
TOTAL LAND VALUE - MARKET		44,200
TOTAL MARKET VALUE		325,575
SOH/AGL Deduction		107,994
ASSESSED VALUE		217,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,170
TOTAL JUST VALUE		325,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,665

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,830

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	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							

REVIEW DATE 12/04/2017 BY BC Total Acres: 4.00 Total Land Value: 44,200 Market: 0 Agricultural: 0 Common: 44,200 PRINTED 11/17/2026 BY SYS