

BEG NE COR OF SW1/4 OF NE1/4, RU TO N R/W ADAMS RD, W 346 FT, N 6 346 FT TO POB. (AKA LOT 1 CARMEL

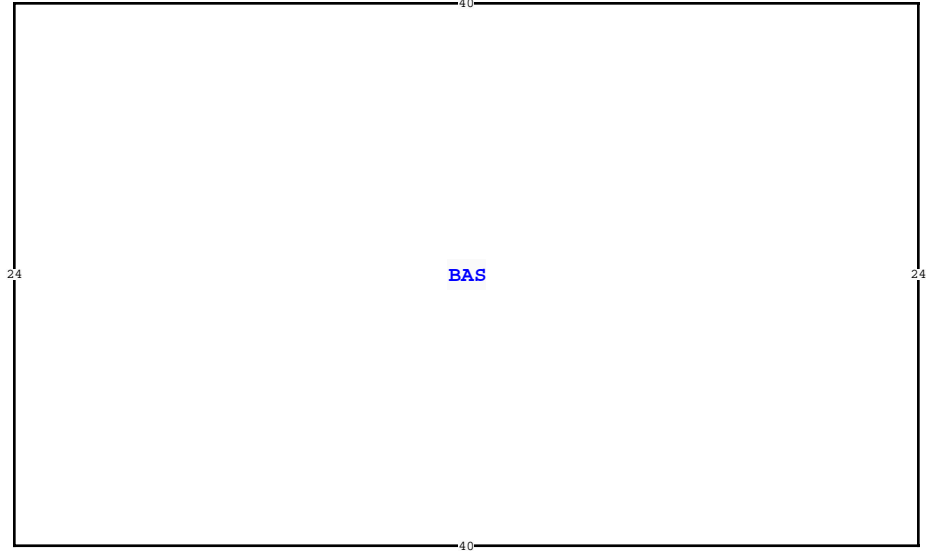
ROTHAN PIPER/ROTHAN MATTHEW J 18823 NW 242ND ST HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-019

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	10717.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	960	100	26,012
TOTALS	960		26,012

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2023		67.74	65,030	1985	1985	0	0	60.00	40.00
			Heated Area: 960			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,012
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			98,812
SOH/AGL Deduction			6,619
ASSESSED VALUE			92,193
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			92,193
TOTAL JUST VALUE			98,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050878	Roof Replacement	4,000	09/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/2553	4/07/2022	WD	Q	I	01	80,000
GRANTOR: GODFREY DANIEL						
GRANTEE: ROTHAN PIPER						
1309/2526	11/18/2015	WD	U	I	11	100
GRANTOR: BEVERLY JANE RUSSELL						
GRANTEE: DANIEL GODFREY						

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

TOTAL OB/XF												
851 SE ADAMS ST, HIGH SPRINGS												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S24 E40 N24\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							