

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

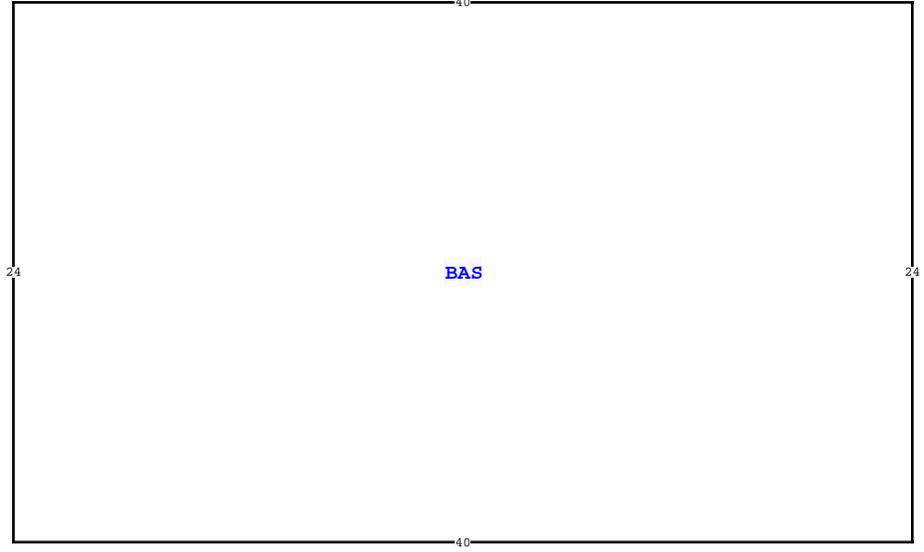
ROTHAN PIPER/ROTHAN MATTHEW J 18823 NW 242ND ST HIGH SPRINGS, FL 32643

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 | YEAR |
| BAS | 960 | 100 | |
| TOTALS | 960 | | 27,314 |

| 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 | | | | | | | | |
| | | | | Heated Area: 960 | | | HX Base Yr | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 27,314 |
| TOTAL MARKET OB/XF VALUE | | | 7,800 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 100,114 |
| SOH/AGL Deduction | | | 7,921 |
| ASSESSED VALUE | | | 92,193 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 92,193 |
| TOTAL JUST VALUE | | | 100,114 |
| 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 |
| 1 | 0040 | BARN, POLE | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2005 |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 |

| TOTAL OB/XF | | | | | | | | | | | | 7,800 |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|-------|
| 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 | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 7,800 |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |