COMM NE COR OF SW1/4 OF NW1/4, R
FOR POB, RUN S 629.91 FT TO ADAM
FT TO E R/W US-41, N 314.96 FT,

GRANT ERIC/WILLIAMS COURTNEY
279 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09977-023

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	13	LAM/VNLPLK 100
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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

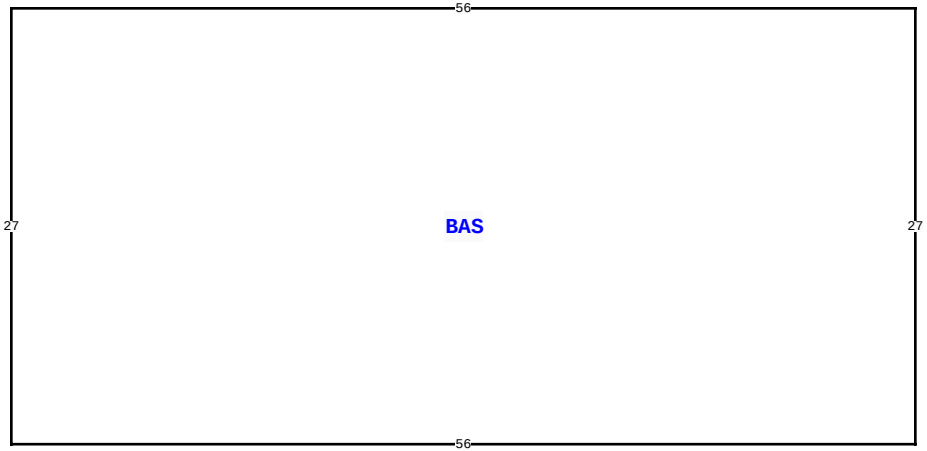
NEIGHBORHOOD/LOC 10717.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	147,154
TOTALS	1,512			1,512	147,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.0000	106.95	161,708	2015	2020	0	0	0	9.00	91.00

2 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



279 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,154
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		39,620
TOTAL MARKET VALUE		194,574
SOH/AGL Deduction		0
ASSESSED VALUE		194,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,163
TOTAL JUST VALUE		194,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32598	M H	657	01/08/2015
7946	M H	100	01/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/678	12/10/2024	WD	Q	I	01	250,000
GRANTOR: FISHER RYAN ANTHONY						
GRANTEE: GRANT ERIC						
1322/0029	8/30/2016	WD	Q	I	01	107,000
GRANTOR: JAMES E REHERMAN						
GRANTEE: RYAN ANTHONY FISHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	2.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	39,620							

REVIEW DATE 02/05/2025 BY TP Total Acres: 2.83 Total Land Value: 39,620 Market: 0 Agricultural: 0 Common: 39,620 PRINTED 11/17/2026 BY SYS