

(AKA PART OF LOT 9 DOWNING ACRES
COMM NW COR OF E1/2 OF NW1/4 OF
FT FOR POB, CONT S 478.98 FT, E

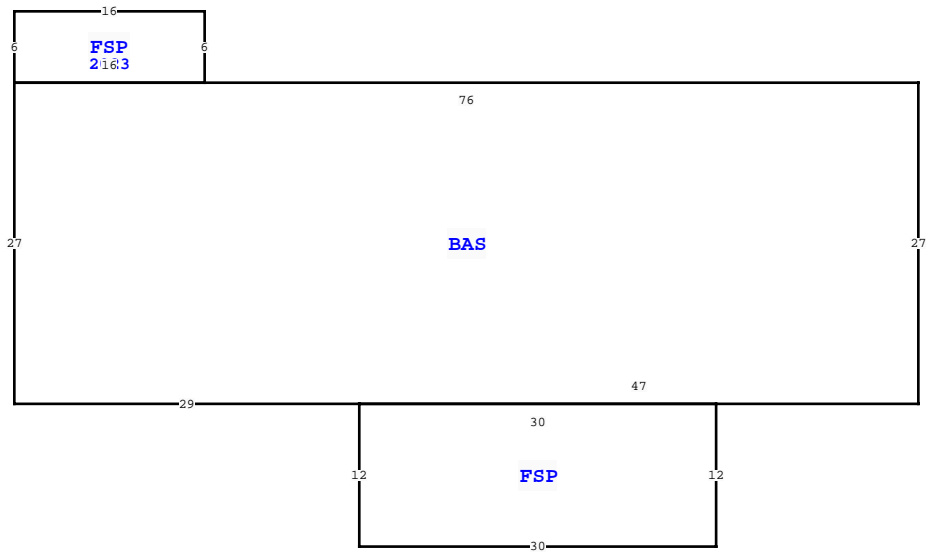
NELSON JOSEPH S/NELSON BOBBI R
420 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-025


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
FSP	360	40	
FSP	96	40	2023
TOTALS	2,508		
		2,234	132,712

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,234	114.9000	108.01	241,294	1983	1995	0	0	45.00	55.00
1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,916
TOTAL MARKET OB/XF VALUE			34,180
TOTAL LAND VALUE - MARKET			73,320
TOTAL MARKET VALUE			268,416
SOH/AGL Deduction			156,404
ASSESSED VALUE			112,012
TOTAL EXEMPTION VALUE	HX HB		43,808
BASE TAXABLE VALUE			68,204
TOTAL JUST VALUE			268,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047524	Storage Building	9,100	06/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/628	7/29/2022	WD Q	Q	I	01	270,000
GRANTOR: SCHNEIDER MICHAEL A						
GRANTEE: NELSON JOSEPH S						
1333/1902	3/27/2017	WD Q	Q	I	01	99,000
GRANTOR: LINDA L RANDALL-HEYL						
GRANTEE: MICHAEL A & MARGARE						

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	0		1.00	UT 1,200.00	100	1993	1993	3	100	1,200	
2	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	10,000	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	300	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	200	
6	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	
7	0030	BARN,MT	0	100	26	32		832.00	UT 15.00	100	2024	2023		100	12,480	

TOTAL OB/XF												34,180					
420 SE DOWNING DR, HIGH SPRINGS																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
												05/06/2026 MLU					

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W76 S27 E29 E47 N27 \$						
FSP=[ORIG=-47,27] S12 E30 N12 W30 \$						
FSP=[YR=2023;ORIG=-76,-6] S6 E16 N6 W16 \$						

LAND DESCRIPTION												TOTAL OB/XF												34,180					
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	0200	C	MBL HM	100		00	0.00	0.00	5.11	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,320												
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000												

