W1/2 OF THE FOLLOWING: BEG AT SW
RUN N 587.52 FT TO S R/W ADAMS R
R/W 681.07 FT, S 640.43 FT, W 66

CANFIELD TERRY K
612 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09977-026

BUILDING CHARACTERISTICS

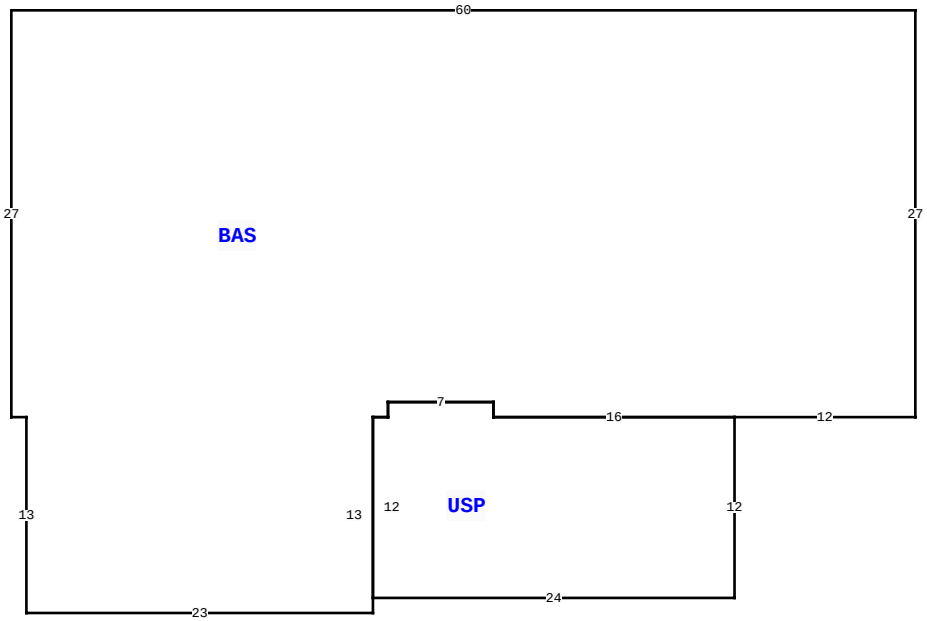
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100		1,912	50,890
USP	295	35		103	2,742
TOTALS	2,207			2,015	53,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	110.9000	66.54	134,078	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1912 HX Base Yr 2005



612 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	265.00	UT	3.00	3.00	80	0	0	3	80	636	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	22	32	704.00	UT	3.50	3.50	100	0	0	3	100	2,464	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,631
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		58,110
TOTAL MARKET VALUE		123,041
SOH/AGL Deduction		53,412
ASSESSED VALUE		69,629
TOTAL EXEMPTION VALUE	HX HB VX	49,629
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,041

SALE:4:1: 4.47 ACRES

SALE:3:1: 1993 TRIPLE WIDE MH INCLUDED WITH SALE

SALE:2:1: 1993 26 X 60 MH INCL IN SALE

SALE:1:1: 1993 HOMES OF MERIT DW INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043585	Roof Replacement	16,800	01/25/2022
000043316	Roof Replacement	33,000	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0952/1237	3/05/2002	QC	Q	I	01	100
GRANTOR: CLAIR & VIRGINIA CANF						
GRANTEE: VIRGINIA & TERRY CA						
0865/1831	9/10/1998	WD	Q	I		78,000
GRANTOR: KIRCHMAN						
GRANTEE: CANFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W60 S27 E1 S13 E23 N13 E1 N1 E7 S1 E16 USP= S12 W24 N12 E1 N1 E7 S1 E16$ E12 $.

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	4.47	AC		1.00	1.00	1.00	13,000.00	13,000.00	58,110							

REVIEW DATE 12/04/2017 BY BC Total Acres: 4.47 Total Land Value: 58,110 Market: 0 Agricultural: 0 Common: 58,110 PRINTED 11/17/2026 BY SYS