

COMM NE COR OF W1/2 OF NE1/4 OF
S 985.65 FT, W 464.19 FT FOR POB
FT, W 200 FT TO E R/W DOWNING DR

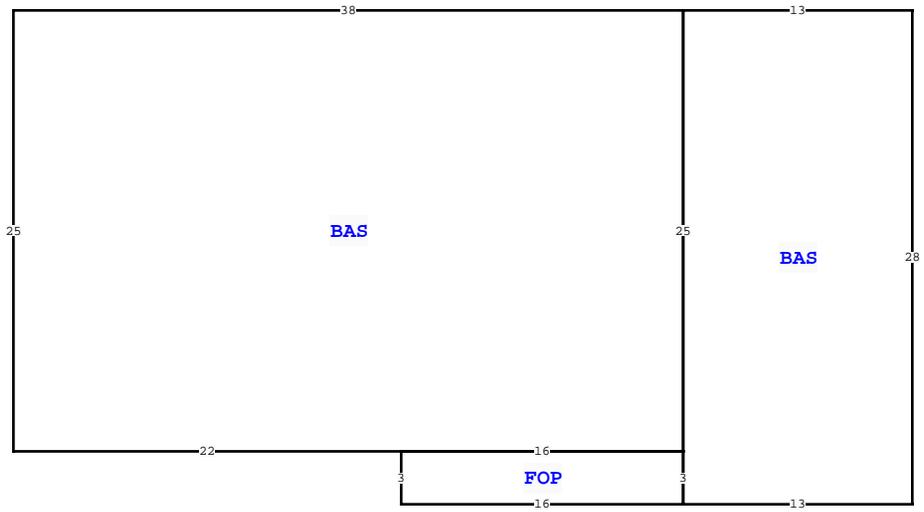
MARTIN DANIELLE
427 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-027


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	01 NONE 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	10717.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	41,946
BAS	950	100		950	109,474
FOP	48	30		14	1,614
TOTALS	1,362			1,328	153,033

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
			Heated Area: 1314				HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,033
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			8,640
TOTAL MARKET VALUE			164,473
SOH/AGL Deduction			3,658
ASSESSED VALUE			160,815
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,404
TOTAL JUST VALUE			164,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,546
SALE:2:1: 0.48 AC VACANT LAND - JUST PAID TOO MUCH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1244	7/07/2023	WD Q	Q	I	01	205,000
GRANTOR: NORDYKE KYLE EDWARD						
GRANTEE: MARTIN DANIELLE						
1365/1604	7/13/2018	WD Q	Q	I	01	124,000
GRANTOR: FEDRICK III & SAMANTH						
GRANTEE: KYLE EDWARD NORDYKE						

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	0166	CONC, PAVMT	0	100	0	0			0.00	100	0	0	3	100	300	
2	0261	PRCH, UOP	0	100	0	0			0.00	100	2013	2013	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0			0.00	100	2024	2023		100	800	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2024	2023		100	1,500	

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	0.48	AC		1.00	1.00	1.00	18,000.00	18,000.00	8,640							

BUILDING NOTES												
<p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> <p>05/08/2026 MLU</p>												

BUILDING DIMENSIONS												
<p>BAS= W38 S25 E22 FOP= S3 E16N3 W16\$ E16 BAS= S3 E13 N28 W13 S25\$ N25\$.</p>												

TOTAL OB/XF												
2,800												