

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

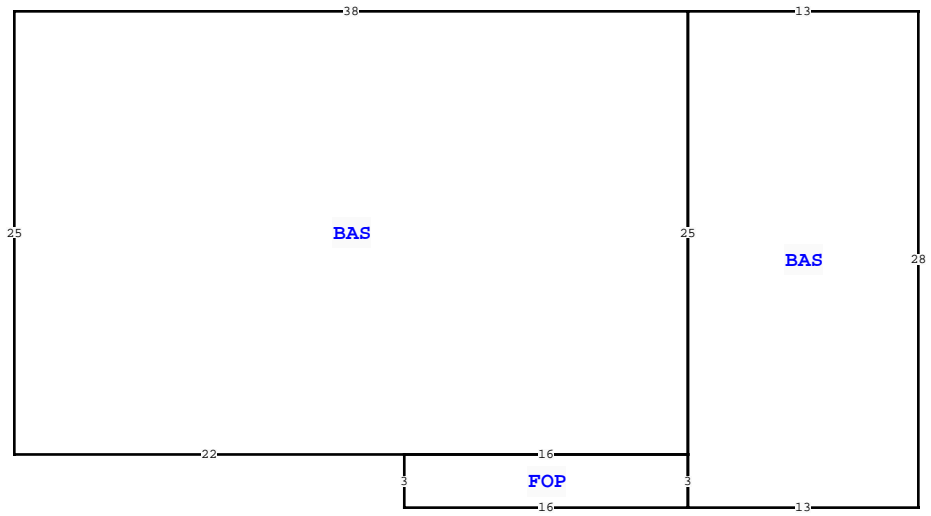
MARTIN DANIELLE
427 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-027


BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	364	100	
BAS	950	100	
FOP	48	30	
TOTALS	1,362		

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			150,356
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			8,640
TOTAL MARKET VALUE			161,796
SOH/AGL Deduction			981
ASSESSED VALUE			160,815
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			109,404
TOTAL JUST VALUE			161,796
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		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0261	PRCH, UOP	0.00
3	0169	FENCE/WOOD	0.00
4	0294	SHED WOOD/	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0
2	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2024
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2024

BUILDING NOTES						
427 SE DOWNING DR, HIGH SPRINGS						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/08/2026 MLU						

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	0.48	AC	1.00