COMM NE COR OF W1/2 OF NE1/4 OF
RUN S 1312.75 FT, W 376.29 FT FO
CONT W'LY 288.75 FT TO E R/W DOW

STEMEN DANIEL L/STEMEN DOROTHEA
6631 NW 168TH ST
ALACHUA, FL 32615

2027

10-7S-17-09977-030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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

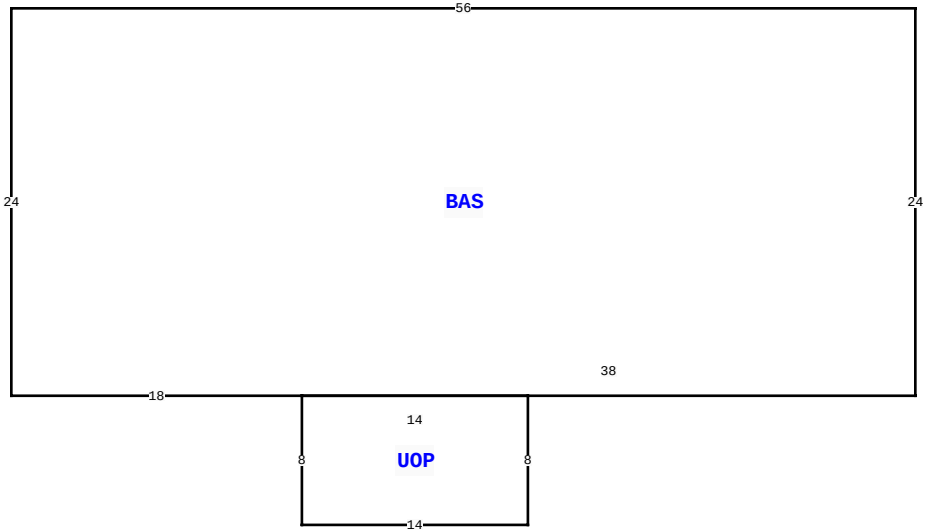
NEIGHBORHOOD/LOC 10717.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,707
UOP	112	20		22	601
TOTALS	1,456			1,366	37,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,366	113.8000	68.28	93,270	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



447 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,308
TOTAL MARKET OB/XF VALUE	9,050
TOTAL LAND VALUE - MARKET	15,696
TOTAL MARKET VALUE	62,054
SOH/AGL Deduction	5,303
ASSESSED VALUE	56,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,751
TOTAL JUST VALUE	62,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0336	10/02/2009	WD	U	I	12	36,500
GRANTOR: CITIBANK NA AS TRUSTE						
GRANTEE: DANIEL L & DOROTHEA						
1176/1773	6/24/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT(FORC B						
GRANTEE: CITIBANK NA TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E18 UOP= S8 E14 N8 W14$ E38 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,050

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	0		A-1	0.00	0.00	1.09	AC		1.00	1.00	0.80	18,000.00	14,400.00	15,696							

REVIEW DATE 12/04/2017 BY BC Total Acres: 1.09 Total Land Value: 15,696 Market: 0 Agricultural: 0 Common: 15,696 PRINTED 11/17/2026 BY SYS