(AKA LOT 6 DOWNING ACRES UNR):
BEG AT NW COR OF E1/2 OF NW
1/4 OF SE1/4, RUN S 84.20 FT,

AYERS HERBERT B III/AYERS DEBORAH L
760 SE ADAMS ST
HIGH SPRINGS, FL 32643

**2027**

**10-7S-17-09977-032**

## BUILDING CHARACTERISTICS

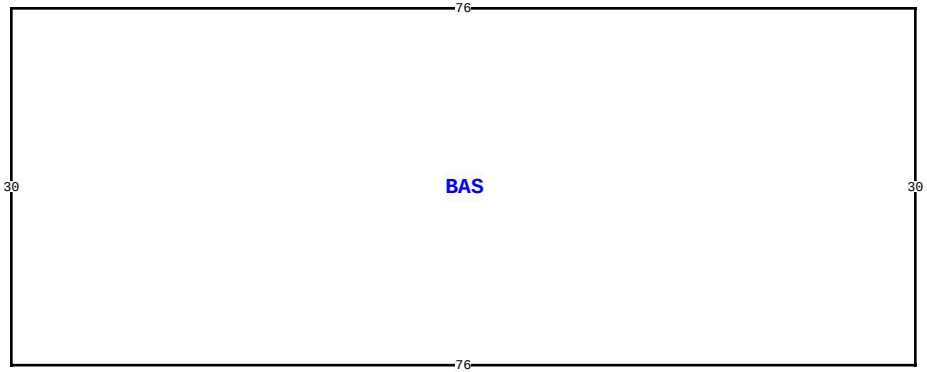
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 10717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,280 | 100 | | 2,280 | 206,076 |
| TOTALS | 2,280 | | | 2,280 | 206,076 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,280 | 115.7000 | 107.60 | 245,328 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

1 MANUF 1 100% - 2018 Heated Area: 2280 HX Base Yr 2018




760 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2020 | | 100 | 2,500 | |
| 5 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,076 |
| TOTAL MARKET OB/XF VALUE | | 12,400 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 283,476 |
| SOH/AGL Deduction | | 140,449 |
| ASSESSED VALUE | | 143,027 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 91,616 |
| TOTAL JUST VALUE | | 283,476 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 285,697 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40834 | ELECTRICAL | 0 | 11/02/2020 |
| 35258 | M H | 532 | 04/05/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1303/0818 | 10/23/2015 | WD | Q | V | 01 | 32,500 |
| GRANTOR: RANDY BELLOTTIE | | | | | | |
| GRANTEE: HERBERT B III & DEB | | | | | | |
| 0907/1010 | 7/28/2000 | WD | Q | V | | 39,000 |
| GRANTOR: PHILLIP & BETTY HOBBS | | | | | | |
| GRANTEE: RANDY BELLOTTIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 12,400

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/26/2021 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS