

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2021	02	924	117.9000	110.83	102,407	1998	1998		0	0	45.00	55.00
2 MANUF 1 0% - 0			Heated Area: 924				HX Base Yr					



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	10717.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	56,324
TOTALS	924			924	56,324

191 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,600

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	15,000.00	16,500.00	16,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				56,324
TOTAL MARKET OB/XF VALUE				7,600
TOTAL LAND VALUE - MARKET				16,500
TOTAL MARKET VALUE				80,424
SOH/AGL Deduction				6,757
ASSESSED VALUE				73,667
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				73,667
TOTAL JUST VALUE				80,424
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				80,424

BLDG:1:1: FLEET MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36989	M H	325	07/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2498	7/09/2024	WD U		I	11	100
GRANTOR: MCKIBBEN JEANETTE I						
GRANTEE: MCKIBBEN JAMES E						
1319/2423	8/04/2016	TD U	V		18	8,200
GRANTOR: CLERK OF COURTS						
GRANTEE: JEANETTE I, JAMES E						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												