N1/2 OF LOT 5 ADAMS ROAD S/D.

818-744, 904-2063, WD 1185-127

ROWAND SHERRI
151 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09977-109

BUILDING CHARACTERISTICS

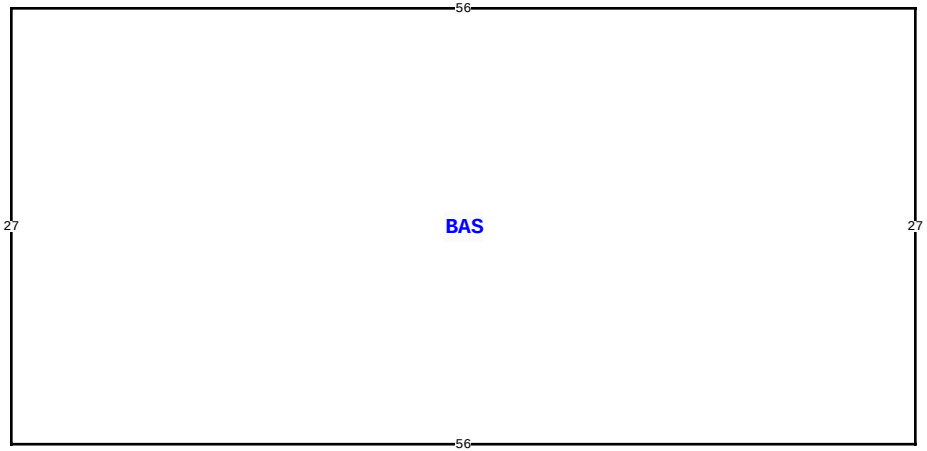
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,512	100		1,512	70,728
TOTALS	1,512			1,512	70,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	91.4490	85.05	128,596	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



193 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,728
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		99,728
SOH/AGL Deduction		26,845
ASSESSED VALUE		72,883
TOTAL EXEMPTION VALUE	HX HB	47,883
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17080	M H	125	06/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0292	5/19/2020	WD	U	I	12	47,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SHERRI ROWAND						
1404/0823	9/19/2017	WD	U	I	11	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/30/2017 BY BC Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS