LOT 2 DUCK POND S/D.

QC 1245-1033 & CT 1249-2438,

COLON ALEXSANDRO
639 SE DOWNING DR
HIGH SPRINGS, FL 32643

2027

10-7S-17-09980-002

BUILDING CHARACTERISTICS

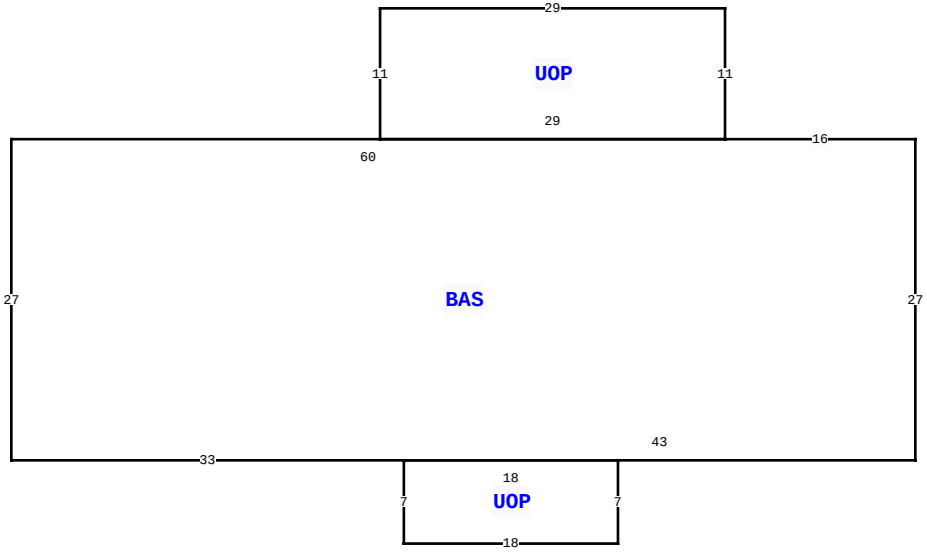
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10717.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	123,751
UOP	126	25		32	1,930
UOP	319	25		80	4,825
TOTALS	2,497			2,164	130,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,164	117.9000	109.65	237,283	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 2052 HX Base Yr 2014



639 SE DOWNING DR, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,506
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	41,160
TOTAL MARKET VALUE	179,916
SOH/AGL Deduction	107,041
ASSESSED VALUE	72,875
TOTAL EXEMPTION VALUE	HX HB 47,875
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	179,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,320

PRMT:3:1: TIM NICHOLSON

PRMT:2:1: NICKOLSON/TVL TRL

PRMT:1:1: 14X70 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16172	M H	125	10/25/1999
14385	M H	75	08/11/1998
7389	M H	60	07/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/1155	4/05/2013	AG	U	I	40	65,000
GRANTOR: DLC CATTLE CO INC						
GRANTEE: ALEXSANDRO COLON						
1252/1154	4/05/2013	QC	U	V	30	100
GRANTOR: RODNEY S & NORMA R DI						
GRANTEE: DLC CATTLE CO INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N11 W29 S11 E29$ W60 S27 E33 UOP= S7 E18 N7 W18$ E43 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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		00	0.00	0.00	2.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,160							

REVIEW DATE 12/04/2017 BY BC Total Acres: 2.94 Total Land Value: 41,160 Market: 0 Agricultural: 0 Common: 41,160 PRINTED 11/17/2026 BY SYS