LOT 3 DUCK POND S/D.

833-356, 841-1623, DC 1450-1206,

JAINA INVESTMENTS LLC
50 W MASHTA DR, STE 1
KEY BISCAYNE, FL 33149

2027

10-7S-17-09980-003

BUILDING CHARACTERISTICS

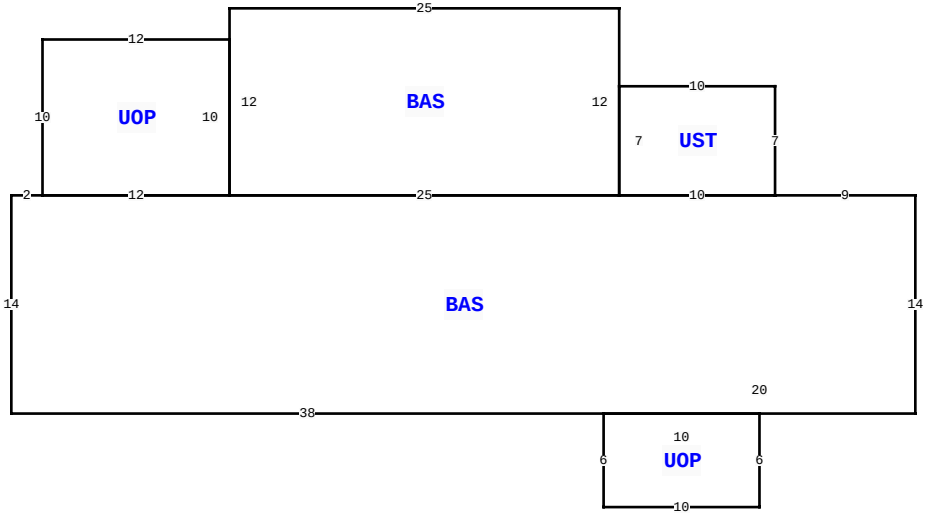
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	10717.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	7,337
BAS	812	100		812	19,858
UOP	60	25		15	367
UOP	120	25		30	734
UST	70	45		32	782
TOTALS	1,362			1,189	29,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,189	101.9000	61.14	72,695	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1112 HX Base Yr



657 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,078
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	55,978
SOH/AGL Deduction	112
ASSESSED VALUE	55,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,866
TOTAL JUST VALUE	55,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1214	10/15/2021	PR	U	I	19	59,000

GRANTOR: TOLSON ROBERT C

GRANTEE: JAINA INVESTMENTS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 S14 E38 UOP= S6 E10 N6 W10$ E20 N14 W9 UST= N7 W10 S7 E10$ W10 BAS= N12 W25 S12 E25$ W25 UOP= N10 W12 S10E12$ W12$.

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	0265	PRCH,UEP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/04/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS