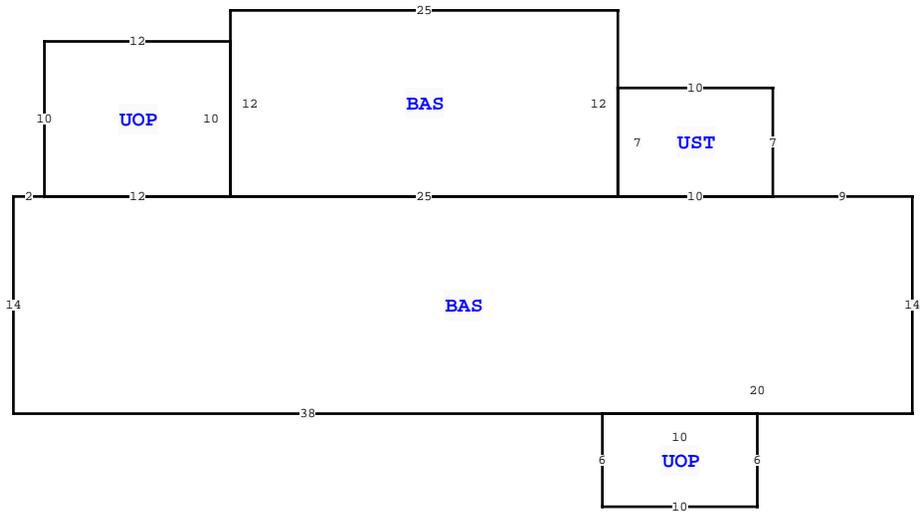




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	08 WD OR PLY 100				
Roof Structur	02 SHED 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	5 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architctual Units	01 CONV 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	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 1112 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		5,191	
ASSESSED VALUE		50,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		50,787	
TOTAL JUST VALUE		55,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,978	

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						

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

TOTAL OB/XF													8,900
657 SE DOWNING DR, HIGH SPRINGS													
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		05/08/2026 MLU	

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\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,900				
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	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							