LOT 4 DUCK POND S/D.
ORB 605-656, 732-52,

LAPUMA ROBERT A/LAPUMA LYNN ANN
673 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09980-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

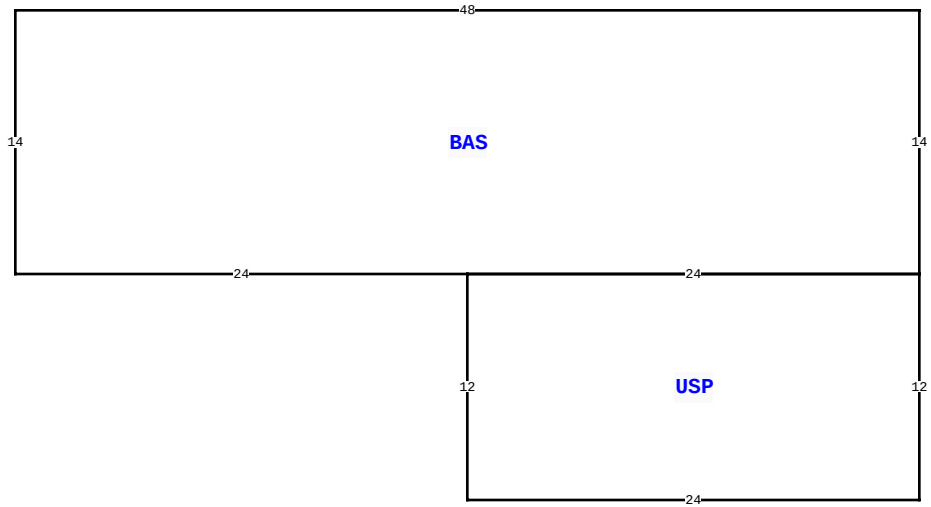
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10717.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	17,241
USP	288	35		101	2,591
TOTALS	960			773	19,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	773	106.9000	64.14	49,580	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,832
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		20,880
TOTAL MARKET VALUE		50,612
SOH/AGL Deduction		25,100
ASSESSED VALUE		25,512
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		512
TOTAL JUST VALUE		50,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,972

XFOB:1:1: WESTON/FLEETWOOD MH
BLDG:1:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0605/0656	10/01/1986	AG	Q	V		8,200

GRANTOR:
GRANTEE:

673 SE DOWNING DR, HIGH SPRINGS

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

BUILDING NOTES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BUILDING DIMENSIONS

BAS= W48 S14 E24 USP= S12 E24 N12 W24$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	100		00	0.00	0.00	1.16	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,880							

REVIEW DATE 12/04/2017 BY BC Total Acres: 1.16 Total Land Value: 20,880 Market: 0 Agricultural: 0 Common: 20,880 PRINTED 06/09/2026 BY SYS