LOT 6 DUCK POND S/D. UNREC INST.
WD 1030-55. WD 1084-1230, WD 144

JACKSON ALANA SULU
733 SE DOWNING DR
HIGH SPRINGS, FL 32643

2026

10-7S-17-09980-006

COLUMBIA COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

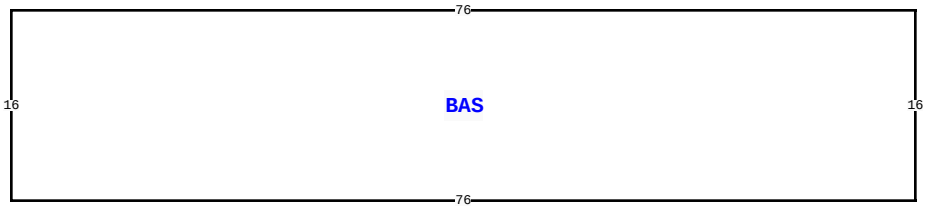
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 10717.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	89,483
TOTALS	1,216			1,216	89,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	115.0000	93.15	113,270	1999	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2026 Heated Area: 1216 HX Base Yr 2026



733 SE DOWNING DR, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,483
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		20,880
TOTAL MARKET VALUE		119,363
SOH/AGL Deduction		0
ASSESSED VALUE		119,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,952
TOTAL JUST VALUE		119,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,784

PRMT:1:1: TRAVEL TRAILER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24371	M H	275	04/22/2006
19074	M H	125	12/26/2001
15362	M H	75	04/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/511	2/06/2025	WD	U	I	41	169,000
GRANTOR: RODRIGUEZ JOSE						
GRANTEE: JACKSON ALANA SULU						
1517/1691	6/19/2024	WD	Q	I	01	68,000
GRANTOR: BOLANO CONSTRUCTION M						
GRANTEE: RODRIGUEZ JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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

REVIEW DATE 10/15/2025 BY TP Total Acres: 1.16 Total Land Value: 20,880 Market: 0 Agricultural: 0 Common: 20,880 PRINTED 06/08/2026 BY SYS