

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	11717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2026
TOTALS	1,512		1,512
			162,415

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MANUF	2	100%	-	2026						
Heated Area: 1512						HX Base Yr 2021					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,415	
TOTAL MARKET OB/XF VALUE		19,608	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		222,023	
SOH/AGL Deduction		20,810	
ASSESSED VALUE		201,213	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		149,802	
TOTAL JUST VALUE		222,023	
NCON VALUE		172,783	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,217	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053616	Mobile Home		07/18/2025
000053598	Right-of-Way Acce		07/16/2025
17372	M H	125	08/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2069	5/09/2018	WD Q	Q	I	01	50,500
GRANTOR: SAMANTHA L FISSELL						
GRANTEE: ALAN DREW SR & DAWN						
1359/0385	4/23/2018	WD Q	Q	I	01	40,000
GRANTOR: LLS HOMES INC						
GRANTEE: SAMANTHA L FISSELL						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0166	CONC, PAVMT	0	100	0	0
2	0070	CARPORT UF	0	100	0	0
3	9945	Well/Sept	0	100	0	0
4	0294	SHED WOOD/	0	100	0	0
5	0294	SHED WOOD/	0	100	0	0
6	0210	GARAGE U	0	100	24	24

TOTAL OB/XF																
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										
1272 SE ADAMS ST, HIGH SPRINGS																
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	0166	CONC, PAVMT	0	100	0	0		1.50	1.50	100	0	0	3	100	240	
2	0070	CARPORT UF	0	100	0	0		0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2005	2005	3	100	700	
5	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2005	2005	3	100	700	
6	0210	GARAGE U	0	100	24	24		18.00	18.00	100	2026	2025		100	10,368	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=14,8] E56 S27 W56 N27 \$			

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							