THE N1/2 OF LOT 14 BICENTENNIAL
S/D UNIT 1.

SOUTHLAND ALAN DREW SR/SOUTHLAND DAWN MARIE
1272 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

11-7S-17-09983-007

BUILDING CHARACTERISTICS

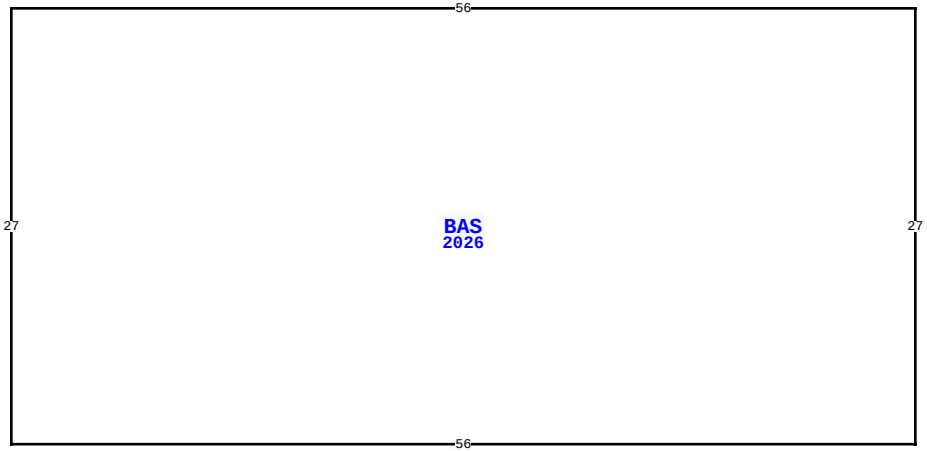
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	160,742
TOTALS	1,512			1,512	160,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2026	2026	0	0	0	2.00	98.00

4 MANUF 2 100% - 2026 Heated Area: 1512 HX Base Yr 2021



1272 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	160.00	UT	1.50	1.50	100	0	0	3	100	240	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	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	2005	2005	3	100	700	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
6	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	100	2026	2025		100	10,368	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,742
TOTAL MARKET OB/XF VALUE		19,608
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		220,350
SOH/AGL Deduction		13,101
ASSESSED VALUE		207,249
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,838
TOTAL JUST VALUE		220,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,023

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	I	01	50,500
GRANTOR: SAMANTHA L FISSELL						
GRANTEE: ALAN DREW SR & DAWN						
1359/0385	4/23/2018	WD	Q	I	01	40,000
GRANTOR: LLS HOMES INC						
GRANTEE: SAMANTHA L FISSELL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 19,608

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	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							

REVIEW DATE 09/30/2025 BY randall Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS