LOTS 23 & 24 BICENTENNIAL ACRES
867-595, 917-1815, WD 1071-2237,

WIDMANN JERRY/WIDMANN LORIE
489 SE BRAWLEY TER
HIGH SPRINGS, FL 32643

2027

11-7S-17-09983-018

BUILDING CHARACTERISTICS

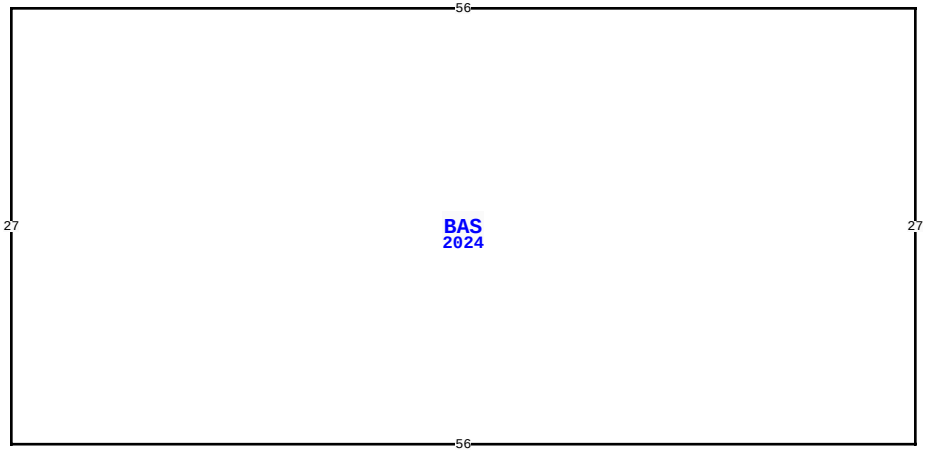
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2024	1,512	158,579
TOTALS	1,512			1,512	158,579

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	115.0000	110.40	166,925	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024



489 SE BRAWLEY TER, 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	0294	SHED WOOD/	0	100	8	16	128.00	UT	8.00	8.00	100	2001	2001	3	100	1,024	
2	0040	BARN,POLE	0	100	12	12	288.00	UT	2.50	2.50	100	2001	2001	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	14	20	280.00	UT	5.00	5.00	100	2001	2001	3	100	1,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,579
TOTAL MARKET OB/XF VALUE		13,844
TOTAL LAND VALUE - MARKET		111,100
TOTAL MARKET VALUE		283,523
SOH/AGL Deduction		91,836
ASSESSED VALUE		191,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,276
TOTAL JUST VALUE		283,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,175

XFOB:1:1: CYPRESS MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046773	Mobile Home		03/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2333	1/13/2023	WD	Q	I	03	170,000
GRANTOR: SHEPHERD CHRISTOPHER						
GRANTEE: WIDMANN JERRY						
1328/0176	12/23/2016	WD	Q	I	01	80,000
GRANTOR: DENNIS C RICHARDSON T						
GRANTEE: CHRISTOPHER SHEPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-58,-15] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,844

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			0.00	0.00	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100							

REVIEW DATE 05/15/2023 BY JB Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 PRINTED 11/17/2026 BY SYS