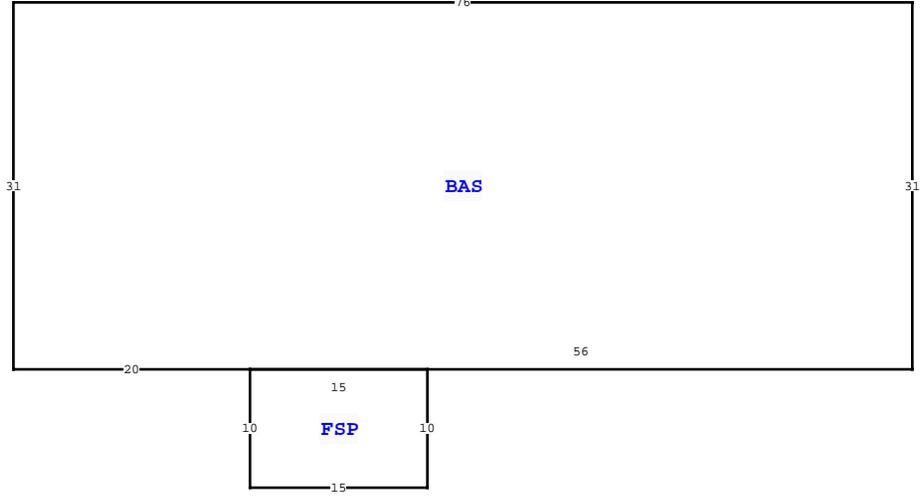


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	11717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FSP	150	40	
TOTALS	2,506		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2008	Heated Area: 2356					HX Base Yr	2008



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		145,291	
TOTAL MARKET OB/XF VALUE		50,800	
TOTAL LAND VALUE - MARKET		52,000	
TOTAL MARKET VALUE		248,091	
SOH/AGL Deduction		100,408	
ASSESSED VALUE		147,683	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		96,272	
TOTAL JUST VALUE		248,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046664	Storage Building	11,000	03/07/2023
28245	M H	682	12/01/2009
22304	M H	268	09/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0326	11/27/2007	WD	Q	I		202,000
GRANTOR: KOENNICKE, VAN DEN NE						
GRANTEE: MATTHEW & SUSAN WAL						
1073/1502	2/07/2006	WD	Q	I		166,000
GRANTOR: STEPHEN PAUL DOUGLAS						
GRANTEE: KOENNICKE, VAN DEN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0060	CARPORT F	5.00
3	9945	Well/Sept	7,000.00
4	0296	SHED METAL	5.00
5	9947	Septic	3,000.00
6	0258	PATIO	0.00
7	0296	SHED METAL	0.00
8	0060	CARPORT F	0.00
9	0030	BARN,MT	8,500.00
10	0030	BARN,MT	11,500.00
TOTALS			40,000

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2005
2	0060	CARPORT F	0	100	18	360.00	UT	5.00	5.00	100	2005
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	100	18	360.00	UT	5.00	5.00	100	2005
5	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100	
6	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	2013
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017
8	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2017
9	0030	BARN,MT	0	100	0	1.00	UT	8,500.00	8,500.00	100	2024
10	0030	BARN,MT	0	100	0	1.00	UT	11,500.00	11,500.00	100	2024
TOTALS											

BUILDING NOTES	
BAS= W76 S31 E20 FSP= S10 E15 N10 W15 E56 N31\$.	

BUILDING DIMENSIONS	
BAS= W76 S31 E20 FSP= S10 E15 N10 W15 E56 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0200	C	MBL HM	100			0.00	0.00	5.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,000							

THE WEST 5 ACRES OF LOT 5 BICENT
ACRES UNIT 1.

WALTERS MATTHEW/WALTERS SUSAN
1139 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-022


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
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11	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000																																																															
12	0294	SHED WOOD/	0 100	0	0	1.00	UT	9,800.00	9,800.00	100	2024	2023		100	9,800																																																															
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REVIEW DATE 04/18/2023 BY JB Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 05/12/2026 BY SYS																																																																														