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

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

2027

11-7S-17-09983-022

BUILDING CHARACTERISTICS

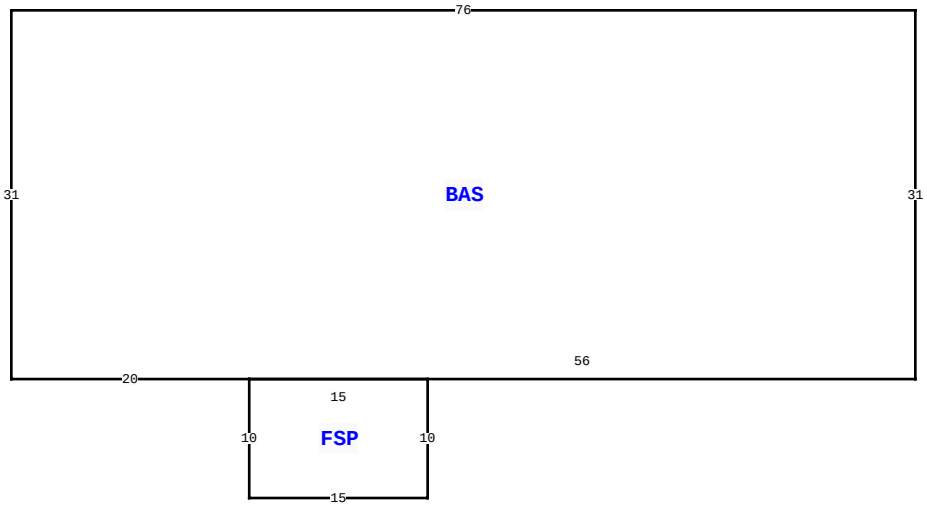
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
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	11717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	137,264
FSP	150	40		60	3,496
TOTALS	2,506			2,416	140,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,416	113.9000	105.93	255,927	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2356 HX Base Yr 2008



1139 SE ADAMS ST, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,760
TOTAL MARKET OB/XF VALUE		50,800
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		243,560
SOH/AGL Deduction		91,447
ASSESSED VALUE		152,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,702
TOTAL JUST VALUE		243,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,075

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,300	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,300	
9	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
10	0030	BARN,MT	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2024	2023		100	11,500	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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			0.00	0.00	5.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,000							

REVIEW DATE 04/18/2023 BY JB Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS

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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	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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

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