

LOT 39 BICENTENNIAL ACRES UNIT 2  
477-534, WD 1229-3, WD 1410-434,

SALMERON HILARIO  
274 SE JEFFERSON GLN  
HIGH SPRINGS, FL 32643

**2026**

11-7S-17-09983-034  
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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	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	2,052	100	2023
TOTALS	2,052		2023
TOTALS			2,052
TOTALS			230,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2023						
Heated Area: 2052						HX Base Yr 2024					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">27</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2023</p> </div> </div>											
TOTALS				2,052			2,052				230,361

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			230,361
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,361
SOH/AGL Deduction			53,129
ASSESSED VALUE			249,232
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			197,821
TOTAL JUST VALUE			302,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044369	Mobile Home		05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0434	4/16/2020	WD Q	Q	V	01	32,000
GRANTOR: EDGAR L & KATHERINE J						
GRANTEE: HILARIO SALMERON						
1229/0003	1/26/2012	WD U	U	V	30	100
GRANTOR: EDGAR L & KATHERINE J						
GRANTEE: EDGAR L & KATHERINE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=13,18] E76 S27 W76 N27 \$	

EXTRA FEATURES																	
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	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100	2023	2022	100	7,000	

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	1.00	13,000.00	13,000.00	65,000							