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

SALMERON HILARIO
274 SE JEFFERSON GLN
HIGH SPRINGS, FL 32643

2027

11-7S-17-09983-034

BUILDING CHARACTERISTICS

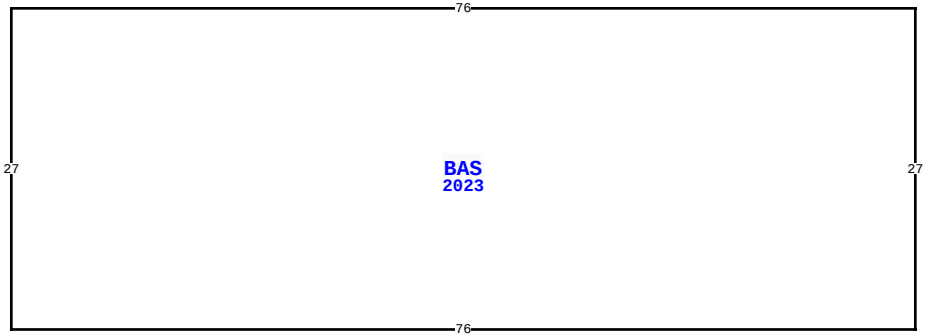
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2023	2,052	218,957
TOTALS	2,052			2,052	218,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	117.0000	112.32	230,481	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 2052 HX Base Yr 2024



274 SE JEFFERSON GLN, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,957
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		290,957
SOH/AGL Deduction		34,248
ASSESSED VALUE		256,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,298
TOTAL JUST VALUE		290,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,237

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	V	01	32,000
GRANTOR: EDGAR L & KATHERINE J						
GRANTEE: HILARIO SALMERON						
1229/0003	1/26/2012	WD	U	V	30	100
GRANTOR: EDGAR L & KATHERINE J						
GRANTEE: EDGAR L & KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=13,18] E76 S27 W76 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 08/19/2022 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS