

COMM SW COR OF NW1/4 OF NW1/4, E
 CONT E 1173.8 FT, N 239.25 FT, W
 239.25 FT TO POB, EX RD R/W & EX

MEYER RYAN/GRIFFITH TIFFANY
 293 SE COLEMAN LN
 HIGH SPRINGS, FL 32643

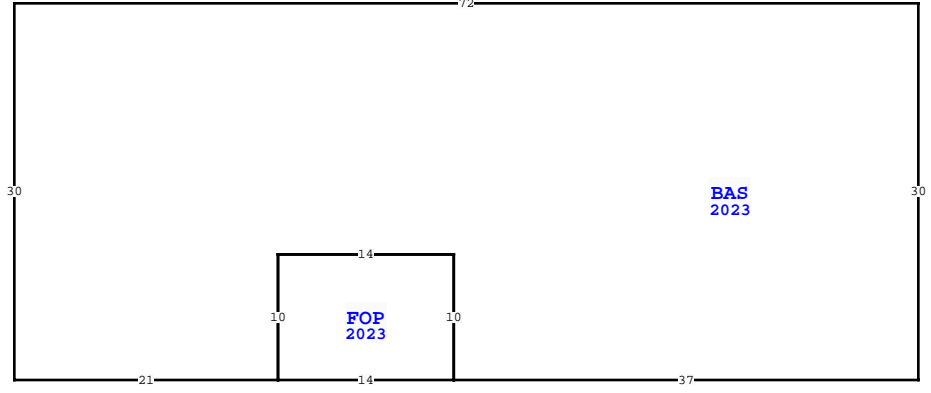
2026

15-7S-17-09991-003



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	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	15717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,020	100	2023
FOP	140	35	2023
TOTALS	2,160		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	2,069	113.0000	113.00	233,797	2022	2022	0	0	5.00	95.00	
1 MANUF 3 100% - 2023			Heated Area: 2020			HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			222,107
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			40,625
TOTAL MARKET VALUE			270,232
SOH/AGL Deduction			26,612
ASSESSED VALUE			243,620
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,209
TOTAL JUST VALUE			270,232
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045233	Mobile Home		08/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1417/2199	8/21/2020	WD Q	Q	I	01	30,000
GRANTOR: WILLIAM L & KAREN A C						
GRANTEE: RYAN MEYER & TIFFAN						
1050/2617	7/01/2005	WD Q	Q	I	06	22,500
GRANTOR: RANDOLPH J & ELDEANA						
GRANTEE: WILLIAM L & KAREN A						

EXTRA FEATURES		293 SE COLEMAN LN, HIGH SPRINGS														
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	0031	BARN,MT AE	0	100	42	38			0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=90,11] W72 S30 E21 N10 E14 S10 E37 N30 \$												
FOP=[YR=2023;ORIG=39,31] E14 S10 W14 N10 \$												

LAND DESCRIPTION		TOTAL OB/XF 7,500																						
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		A-1	0.00	0.00	3.25	AC		1.00	1.00	1.00	12,500.00	12,500.00	40,625							