LOT 3 GILBERT PARK S/D UNR: COM
NE COR OF SW1/4 OF NW1/4, RUN S
RUN E 277.62 FT, S 170.30 FT, W

COLEMAN ELDEANNEA G/DAVIS NATASHA LYNN
168 SE HARDIN CT
HIGH SPRINGS, FL 32643

2027

15-7S-17-09996-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

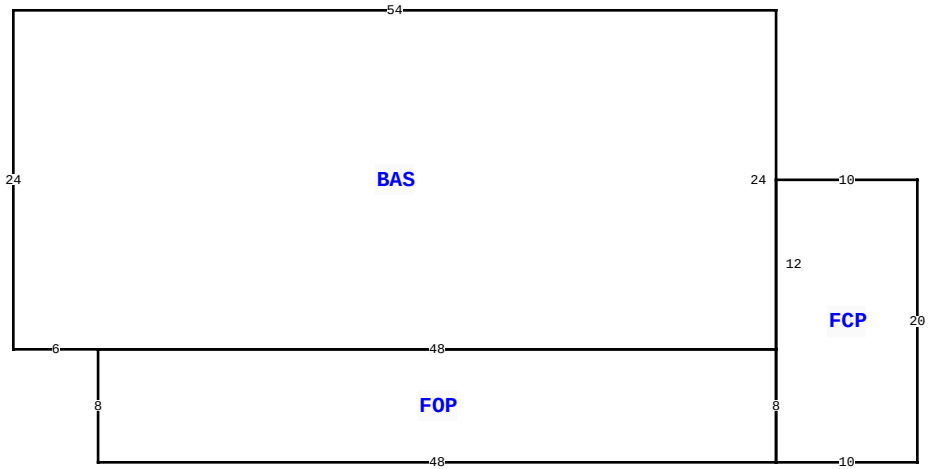
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	81,537
FCP	200	25		50	3,146
FOP	384	35		134	8,430
TOTALS	1,880			1,480	93,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,480	123.0000	114.39	169,297	1977	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1296 HX Base Yr 2025



168 SE HARDIN CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,113
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		19,260
TOTAL MARKET VALUE		122,373
SOH/AGL Deduction		0
ASSESSED VALUE		122,373
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		20,962
TOTAL JUST VALUE		122,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/844	4/26/2024	QC	U	I	11	100
GRANTOR: WHEELER MARIHELEN						
GRANTEE: COLEMAN ELDEANNEA G						
1100/0064	10/20/2006	WD	Q	I		75,000
GRANTOR: LACY M MELNICK						
GRANTEE: MARIHELEN WHEELER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E6 FOP= S8 E48 N8 W48$ E48 FCP= S8 E10 N20 W10 S12$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		A-1	170.00	277.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							

REVIEW DATE 12/11/2017 BY BC Total Acres: 1.07 Total Land Value: 19,260 Market: 0 Agricultural: 0 Common: 19,260 PRINTED 11/17/2026 BY SYS