

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

2026

15-7S-17-09996-006
VALUATION SUMMARY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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	82,414
FCP	200	25		50	3,180
FOP	384	35		134	8,521
TOTALS	1,880			1,480	94,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2025							
				Heated Area: 1296			HX Base Yr 2025				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			94,115
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			19,260
TOTAL MARKET VALUE			123,375
SOH/AGL Deduction			1,064
ASSESSED VALUE			122,311
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			20,900
TOTAL JUST VALUE			123,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,095

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 &						

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

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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