

COMM NW COR OF SW1/4 OF NW1/4, R
R/W OF RD FOR POB, RUN E 626 FT,
FT, N 500 FT TO POB & EX 2 AC DE

COLEMAN WILLIAM L/COLEMAN KAREN
184 SE COLEMAN LANE
HIGH SPRINGS, FL 32643

2026

15-7S-17-09997-001
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,128	100	
TOTALS	2,128		2,128 59,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 0		Heated Area: 2128					HX Base Yr	

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,371
TOTAL MARKET OB/XF VALUE			19,800
TOTAL LAND VALUE - MARKET			67,600
TOTAL MARKET VALUE			158,771
SOH/AGL Deduction			79,272
ASSESSED VALUE			79,499
TOTAL EXEMPTION VALUE	HX HB	35,637	
BASE TAXABLE VALUE			43,862
TOTAL JUST VALUE			158,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32599	MAINT/ALTR	35	01/08/2015
9260	M H	125	01/18/1995
7852	M H	100	12/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0748/2094	7/19/1991	WD	U	I	35	32,500

GRANTOR: WINIFRED BALES
GRANTEE: COLEMAN'S

EXTRA FEATURES		TOTAL OB/XF														
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	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	800	
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2017	2017	3	100	1,200	
4	9945	Well/Sept	0	100	0	0		2.00	UT 7,000.00	100			3	100	14,000	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	500	
6	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	
7	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	200	

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	0102	C	SFR/MH	100		A-1	500.00	626.00	4.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	54,600							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S28 E76 N28\$.	

