

COMM AT SE COR OF NW1/4 OF SEC R
NE COR OF LOT 26 RIVER RISE S/D
709.13 FT, W 64.29 FT, N 1222.04

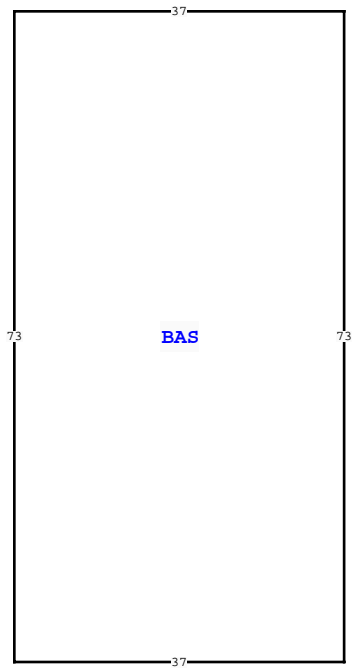
GOODIN FREDERICK L REVOCABLE TRUST
7325 SW 97TH LN
GAINESVILLE, FL 32608

2026

16-7S-17-10006-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4849 BARN	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,701	100
TOTAL ADJ AREA	2,701	
SUBAREA MARKET VALUE	18,453	
TOTALS	2,701	18,453

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	BARN	0%	- 2026										Heated Area: 2701	HX Base Yr



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				18,453
TOTAL MARKET OB/XF VALUE				15,113
TOTAL LAND VALUE - MARKET				260,000
TOTAL MARKET VALUE				293,566
SOH/AGL Deduction				0
ASSESSED VALUE				293,566
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				293,566
TOTAL JUST VALUE				293,566
NCON VALUE				8,500
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				499,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044427	Mobile Home		05/13/2022
000043709	Electrical Servic	0	02/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1057	5/30/2025	WD	Q	I	03	575,000
GRANTOR: ABBINGTON OAKS INC						
GRANTEE: GOODIN FREDERICK L						
1275/0669	5/04/2014	WD	U	I	11	100
GRANTOR: SANDRA SUMMERS-VARNER						
GRANTEE: ABBINGTON OAKS INC						

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	0030	BARN,MT	0	0	24	50		1.00	0.00	100	0	0	3	100	3,283	
2	0166	CONC,PAVMT	0	0	0	0		1.00	0.00	100	0	0	3	100	130	
5	0031	BARN,MT AE	0	0	0	0		1.00	0.00	100	0	0	3	100	400	
6	0120	CLFENCE 4	0	0	0	0		1.00	0.00	100	1993	1993	3	100	300	
7	9945	Well/Sept	0	0	0	0		1.00	7,000.00	100	2026	2025		100	7,000	
8	0285	SALVAGE	0	0	0	0		1.00	500.00	100	2026	2025		100	500	
9	0030	BARN,MT	0	0	0	0		1.00	3,500.00	100	2026	2025		100	3,500	

TOTAL OB/XF															15,113
710 SW COUNTY ROAD 778 , HIGH SPRINGS															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 S73 E37 N73\$.									

LAND DESCRIPTION										TOTAL OB/XF										15,113				
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	4900	C	STRG/BARN	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	104,000							
2	9900	C	AC NON-AG	0					24.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	156,000							