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

2027

16-7S-17-10006-000

BUILDING CHARACTERISTICS

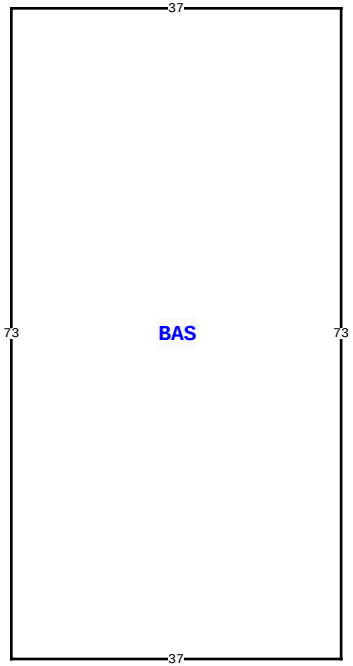
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,701	100		2,701	18,453
TOTALS	2,701			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
8600	01	2,701	61.0000	17.08	46,133	1970	1970	0	0	10	50.00	40.00

1 BARNS 0% - 2026 Heated Area: 2701 HX Base Yr



710 SW COUNTY ROAD 778 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,566

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S73 E37 N73$.

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

LAND DESCRIPTION

TOTAL OB/XF 15,113

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	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							

REVIEW DATE 07/22/2025 BY TP Total Acres: 40.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 11/17/2026 BY SYS