COMM AT NW COR OF SEC, RUN S 80.
OF 778 E ALONG R/W 698.08 FT, S
POB, CONT S 900.86 FT, SE 586.97

MANNING EDDIE W III/LOYD AMY M
2779 SW 103RD STREET
GAINESVILLE, FL 32608

2026

16-7S-17-10006-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

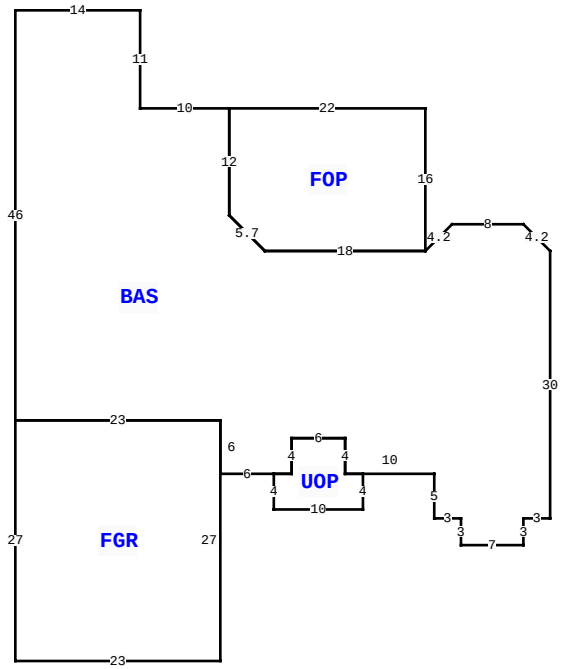
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,003	100		2,003	248,244
FGR	621	55		342	42,386
FOP	344	30		103	12,766
UOP	64	20		13	1,611
TOTALS	3,032			2,461	305,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	135.8927	154.92	381,258	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2022 Heated Area: 2003 HX Base Yr



361 SW STERLING TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	305,006
TOTAL MARKET OB/XF VALUE	41,315
TOTAL LAND VALUE - MARKET	185,670
TOTAL MARKET VALUE	531,991
SOH/AGL Deduction	0
ASSESSED VALUE	531,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,991
TOTAL JUST VALUE	531,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050526	Electrical Servic	0	08/12/2024
23120	STORAGE	175	05/09/2005
22778	SFR	620	02/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1654	7/21/2021	WD	Q	I	01	625,000
GRANTOR: MARTIN O'DELL						
GRANTEE: MANNING EDDIE W III						
0994/2509	9/16/2003	WD	Q	V		44,100
GRANTOR: SUMMERS						
GRANTEE: O'DELL & LINDA MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N11 W14 S46 FGR= S27 E23 N27 W23$ E23 S6 E6 UOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E10 S5 E3 S3 E7 N3 E3 N30 L3 U3 W8 D3 L3 FOP= N16 W22 S12 D4 R4 E18$ W18 L4 U4 N12$.

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	0280	POOL R/CON	0	0	22	12	264.00	UT	70.00	70.00	100	2005	2005	3	47	8,686	
2	0282	POOL ENCL	0	0	35	36	1,260.00	UT	15.00	15.00	30	2005	2005	3	30	5,670	
3	0166	CONC,PAVMT	0	0	0	0	1,759.00	UT	2.50	2.50	100	2005	2005	3	100	4,398	
4	0031	BARN,MT AE	0	0	30	36	1,080.00	UT	12.00	12.00	100	2005	2005	3	100	12,960	
5	0260	PAVEMENT-A	0	0	0	0	4,616.00	UT	1.30	1.30	70	2010	2010	3	70	4,201	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 41,315

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	0100	C	SFR	0		A-1	0.00	0.00	20.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	185,670							

REVIEW DATE 03/25/2026 BY robin Total Acres: 20.63 Total Land Value: 185,670 Market: 0 Agricultural: 0 Common: 185,670 PRINTED 05/08/2026 BY SYS