COMM SE COR OF NE1/4 OF NE1/4, R
S 1076.10 FT FOR POB, CONT S 656
938.46 FT, N 26 DEG W 358.52 FT,

PARSON DENNIS
18143 NW 251ST CT
HIGH SPRINGS, FL 32643

2027

19-7S-17-10026-015

BUILDING CHARACTERISTICS

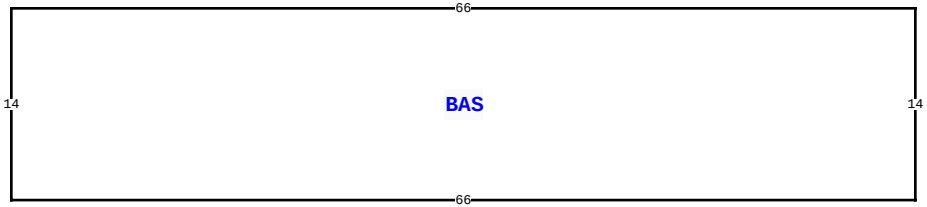
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
TOTALS	924			924	25,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	112.9000	67.74	62,592	2003	2003	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 924 HX Base Yr 2023



258 SW BUCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	25	48	1,200.00	UT	5.00	5.00	100	1997	1997	3	100	6,000	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	4,700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,037
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		115,060
TOTAL MARKET VALUE		157,797
SOH/AGL Deduction		70,350
ASSESSED VALUE		87,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,036
TOTAL JUST VALUE		157,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25561	M H	495	02/22/2007
13155	PUMP/UTPOL	30	10/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1572/903	7/09/2026	WD	Q	I	05	325,000
GRANTOR: FALES D RAYMOND JR						
GRANTEE: PARSON DENNIS						
1175/1972	6/16/2009	QC	U	I	11	0
GRANTOR: D RAYMOND FALES JR &						
GRANTEE: FULLWOOD & POGUE JT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	0200	C	MBL HM	100		00	0.00	0.00	10.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,060							

REVIEW DATE 12/13/2017 BY BC Total Acres: 10.46 Total Land Value: 115,060 Market: 0 Agricultural: 0 Common: 115,060 PRINTED 11/17/2026 BY SYS