COMM NW COR OF NE1/4, RUN S
943.91 FT TO NE R/W I-75, RUN
SE ALONG R/W 495.06 FT, E

GARCIA CECILIO
7490 NE 30 ST
HIGH SPRINGS, FL 32643

2027

21-5S-17-09308-055

BUILDING CHARACTERISTICS

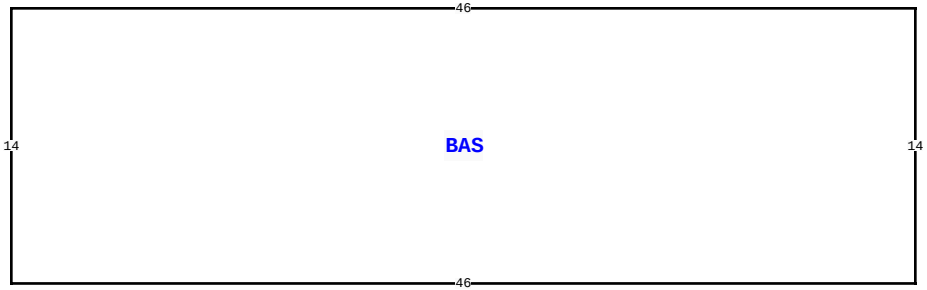
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	9,598
TOTALS	644			644	9,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	62.1000	37.26	23,995	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



592 SW CHURCHILL WAY, LAKE CITY

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,598
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,687
TOTAL MARKET VALUE	67,285
SOH/AGL Deduction	15,453
ASSESSED VALUE	51,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,832
TOTAL JUST VALUE	67,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,285

LAND:1:1: POWERLINE EASEMENT THRU MIDDLE OF PROP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054396	New Residential C	231,000	11/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2440	4/19/2017	WD	Q	V	01	22,000
GRANTOR: BRANDY D DAVIS						
GRANTEE: CECILIO GARCIA						
1268/1823	1/24/2014	WD	U	V	11	100
GRANTOR: BRANNON E LUTZ						
GRANTEE: BRANDY D DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0			0.00	0.00	5.57	AC		1.00	1.00	0.70	13,000.00	9,100.00	50,687							

REVIEW DATE 01/23/2020 BY RP Total Acres: 5.57 Total Land Value: 50,687 Market: 0 Agricultural: 0 Common: 50,687 PRINTED 11/17/2026 BY SYS