

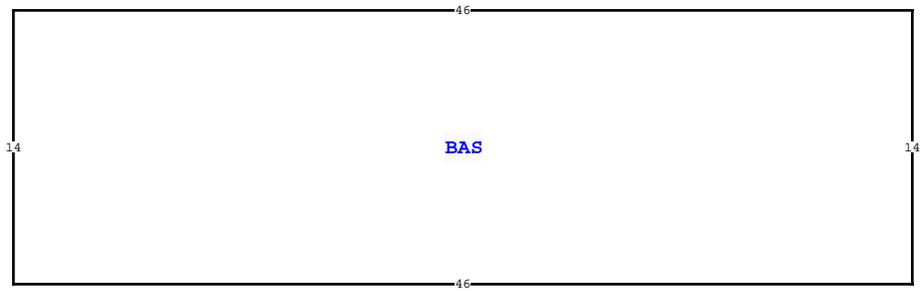
COMM NW COR OF NE1/4, RUN S
 943.91 FT TO NE R/W I-75, RUN
 SE ALONG R/W 495.06 FT, E

GARCIA CECILIO
 7490 NE 30 ST
 HIGH SPRINGS, FL 32643

2026

21-5S-17-09308-055


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	644	100	
TOTALS	644		10,077

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	39.12	25,193	1985	1985	0	0	60.00	40.00												
2 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
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			05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			10,077
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			50,687
TOTAL MARKET VALUE			67,764
SOH/AGL Deduction			20,644
ASSESSED VALUE			47,120
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			47,120
TOTAL JUST VALUE			67,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,588
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 / V / RSN CD
1335/2440	4/19/2017	WD Q	V 01
			SALE PRICE
			22,000
GRANTOR: BRANDY D DAVIS			
GRANTEE: CECILIO GARCIA			
1268/1823	1/24/2014	WD U	V 11
GRANTOR: BRANNON E LUTZ			
GRANTEE: BRANDY D DAVIS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W46 S14 E46 N14\$.			

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

LAND DESCRIPTION												TOTAL OB/XF												
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	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							