

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		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	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr											

BAS

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

592 SW CHURCHILL WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	20,165		
ASSESSED VALUE	47,120		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	47,120		
TOTAL JUST VALUE	67,285		
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 / 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						

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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 S14 E46 N14\$.

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							