COMM NW COR OF NE1/4 OF SW1/4,
RUN S 210 FT, E 210 FT FOR
POB, CONT E 210 FT, S 420 FT,

JAMES JOEANNE
504 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

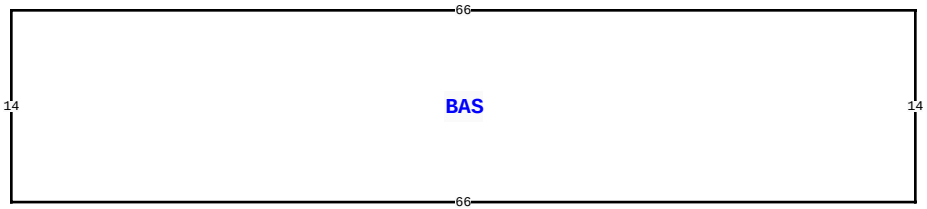
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,543
TOTALS	924			924	18,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	83.6100	50.17	46,357	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 924 HX Base Yr



504 SW CHINCHILLA GLN, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,543
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		25,600
TOTAL MARKET VALUE		51,743
SOH/AGL Deduction		23,490
ASSESSED VALUE		28,253
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,253
TOTAL JUST VALUE		51,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,543

SALE:1:1: 2 AC NO STAMPS
BLDG:1:1: WEST MH
XFOB:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0764/2296	9/16/1992	WD	Q	V	03	0

GRANTOR: JOSEPH JAMES
GRANTEE: JOEANNE JAMES

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	16,000.00	12,800.00	25,600							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.00 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 06/08/2026 BY SYS