BEG NW COR OF NE 1/4 OF SW1/4, R
E 420 FT, N 210 FT, W 420 FT TO

ALEXANDER TRADENA R
568 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2027

21-7S-17-10042-014

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		3 100
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	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

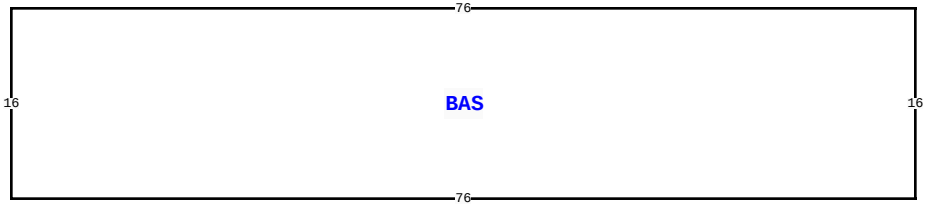
NEIGHBORHOOD/LOC 21717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,846
TOTALS	1,216			1,216	70,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	105.93	128,811	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



568 SW CHINCHILLA GLN, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,846
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		32,320
TOTAL MARKET VALUE		110,166
SOH/AGL Deduction		8,424
ASSESSED VALUE		101,742
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,331
TOTAL JUST VALUE		110,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1390	1/07/2022	QC	U	I	11	100
GRANTOR: SPIVEY LARKEAVER G						
GRANTEE: ALEXANDER TRADENA R						
0928/0659	5/25/2001	WD	Q	V	01	100
GRANTOR: JOSEPH JAMES						
GRANTEE: TRADENA ALEXANDER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,160							
2	0000	C	VAC RES	100			0.00	0.00	1.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,160							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.02 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 11/17/2026 BY SYS