

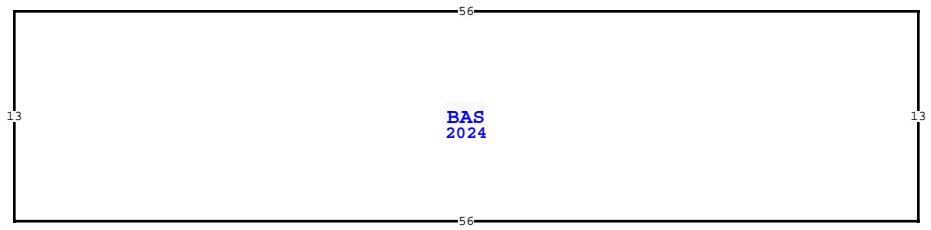
THE W 275 FT OF THE N 358 FT OF
AS LIES E OF ROAD.

SOTO MICHAEL L/SOTO MADELINE
23023 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

22-7S-17-10052-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	22717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	2024
TOTALS	728		76,477

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF 2	100%	- 2026		80,502	2022	2022	0	0	5.00	95.00												
				Heated Area: 728			HX Base Yr	2026															
																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/06/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,477
TOTAL MARKET OB/XF VALUE			13,500
TOTAL LAND VALUE - MARKET			36,160
TOTAL MARKET VALUE			126,137
SOH/AGL Deduction			0
ASSESSED VALUE			126,137
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			74,726
TOTAL JUST VALUE			126,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046952	Mobile Home		04/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/521	4/12/2023	WD	U	V	11	100
GRANTOR: WRIGHT DORIS						
GRANTEE: SOTO MICHAEL L						
1482/2165	1/10/2023	WD	U	V	11	100
GRANTOR: WRIGHT DORIS MARIE						
GRANTEE: SOTO MICHAEL L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=16,13] E56 S13 W56 N13 \$	

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	0296	SHED METAL	0	100	0	0		1.00	UT 6,500.00	100	2024	2023		100	6,500	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2024	2023		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	100					2.26	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,160							