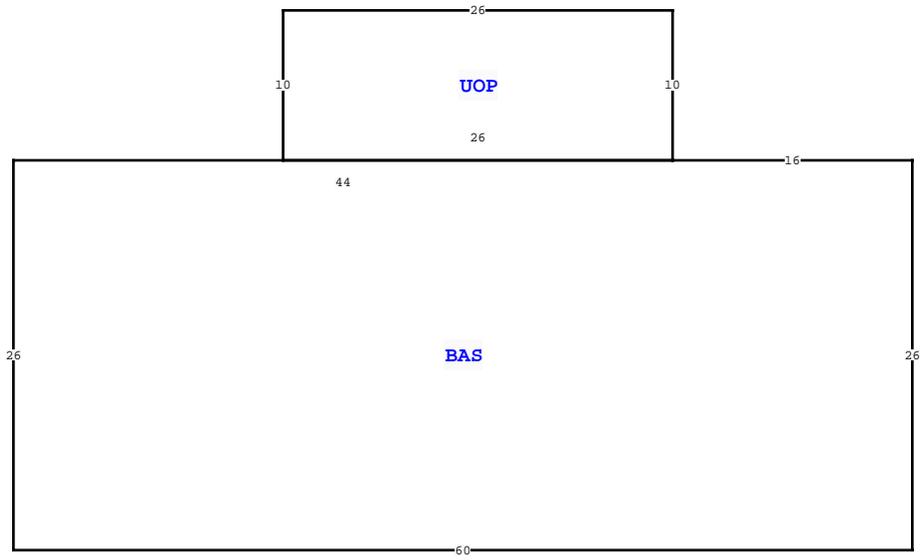


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	8700	TIITF IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
UOP	260	25	
TOTALS	1,820		1,625 48,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,625	118.4000	74.59	121,209	1983	1983	0	0	60.00	40.00
3 MOBILE HME 0% - 2021 Heated Area: 1560 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				48,484	
TOTAL MARKET OB/XF VALUE				24,488	
TOTAL LAND VALUE - MARKET				178,290	
TOTAL MARKET VALUE				251,262	
SOH/AGL Deduction				0	
ASSESSED VALUE				251,262	
TOTAL EXEMPTION VALUE				05 251,262	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				251,262	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				239,049	
XFOB:7:1: CHAMPION MH					
XFOB:6:1: SUNCREST MH					
XFOB:5:1: NO RP FORM-PICKED UP ON CARD-NO MODEL NA					
XFOB:1:1: SEE ALSO ITEM #7					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18726	M H	125	09/14/2001		
14454	M H	75	08/28/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/2754	2/12/2020	WD	U	I	18	740,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOARD OF TRUSTEES O						
1388/2318	7/15/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARY)						
GRANTEE: JULIA ANN CIOTTI &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	12	32	384.00	UT	2.00	2.00	100
2	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
9	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												24,488												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	17.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	160,290							

BUILDING NOTES											
218 SW GOLDEN DAWN GLN, HIGH SPRINGS											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= W16 UOP= N10 W26 S10 E26\$ W44 S26 E60 N26\$.											

REVIEW DATE 11/07/2019 BY BC																													
Total Acres: 19.81										Total Land Value: 178,290					Market: 0					Agricultural: 0					Common: 178,290				