THE E1/2 OF NE1/4 LYING W OF HWY-41, S OF STATE RD DEPT LATERAL DITCH & N OF SANTA FE

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

2027

28-7S-17-10057-000

BUILDING CHARACTERISTICS

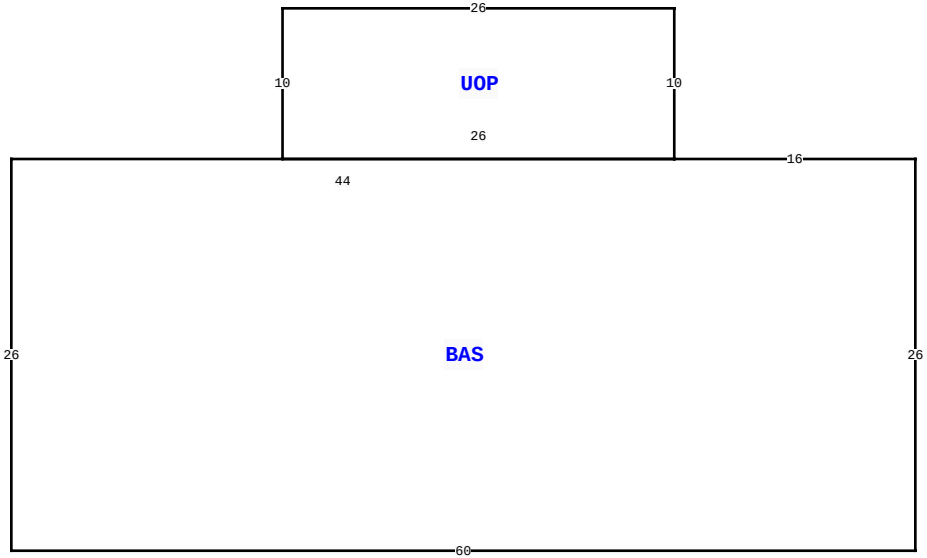
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	44,329
UOP	260	25		65	1,847
TOTALS	1,820			1,625	46,176

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	71.04	115,440	1983	1983	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 1560 HX Base Yr



218 SW GOLDEN DAWN GLN, HIGH SPRINGS

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,176
TOTAL MARKET OB/XF VALUE		24,488
TOTAL LAND VALUE - MARKET		178,290
TOTAL MARKET VALUE		248,954
SOH/AGL Deduction		0
ASSESSED VALUE		248,954
TOTAL EXEMPTION VALUE	05	248,954
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		248,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,954

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0294	SHED WOOD/	0	0	12	32	384.00	UT	2.00	2.00	100	2017	2017	3	100	768	
2	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	720	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 24,488

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	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							

REVIEW DATE 11/07/2019 BY BC Total Acres: 19.81 Total Land Value: 178,290 Market: 0 Agricultural: 0 Common: 178,290 PRINTED 11/17/2026 BY SYS