LOT 2 SASSAFRAS ACRES S/D.
333-31, 728-345, POA 838-2613, 8

ARTICA JUAN A
21653 S US HWY 441
HIGH SPRINGS, FL 32643

2026

30-7S-17-10068-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

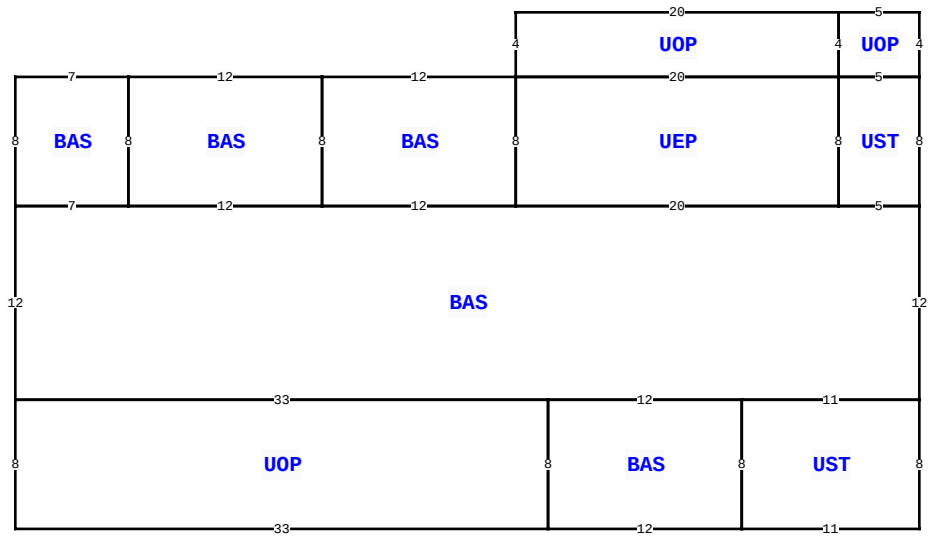
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 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	30717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	1,421
BAS	96	100		96	2,436
BAS	96	100		96	2,436
BAS	96	100		96	2,436
BAS	672	100		672	17,055
UEP	160	70		112	2,842
UOP	20	25		5	127
UOP	80	25		20	508
UOP	264	25		66	1,675
UST	40	45		18	457
TOTALS	1,668			1,277	32,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,277	100.7100	63.45	81,026	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1016 HX Base Yr



** This building has 11 Sub-Areas

1735 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,410
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	18,540
TOTAL MARKET VALUE	59,250
SOH/AGL Deduction	13,984
ASSESSED VALUE	45,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,266
TOTAL JUST VALUE	59,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,588

SALE:2:1: LOT 2 SASSAFRAS ACRES

SALE:1:1: LOT 2

XFOB:1:1: FREEDOM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1298/2357	7/11/2015	WD	U	I	37	10,000
GRANTOR: MICHELLE C BANKS						
GRANTEE: JUAN A ARTICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UEP= N8 W20 S8 E20$ W20 BAS= N8 W12 S8 E12 $ W12 BAS= N8 W12 S8 E12$ W12 BAS= N8 W7 S8 E7$ W7 S12 UOP= S8 E33 N8 W33$ E33 BAS= S8 E12 N8 W12$ E12 UST= S8 E11 N8 W11$ E11 N12 $ UST= N8 UOP= N4 W5 UOP= W20 S4 E20 N4$ S4 E5$ W5 S8 E5$.

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	0	20	8	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0296	SHED METAL	0	0	8	24	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,300

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							

REVIEW DATE 06/13/2018 BY DF Total Acres: 1.03 Total Land Value: 18,540 Market: 0 Agricultural: 0 Common: 18,540 PRINTED 05/08/2026 BY SYS