COMM NW COR OF E1/2, S 1386.91 F
1341.50 FT, S 268.37 FT, W 1343.
FT TO POB. (AKA PARCEL "D" RUMPH

PEDERSEN JOHN/PEDERSEN SUSAN
4440 SW 35TH TER
GAINESVILLE, FL 32608

2027

33-6S-17-09834-204

BUILDING CHARACTERISTICS

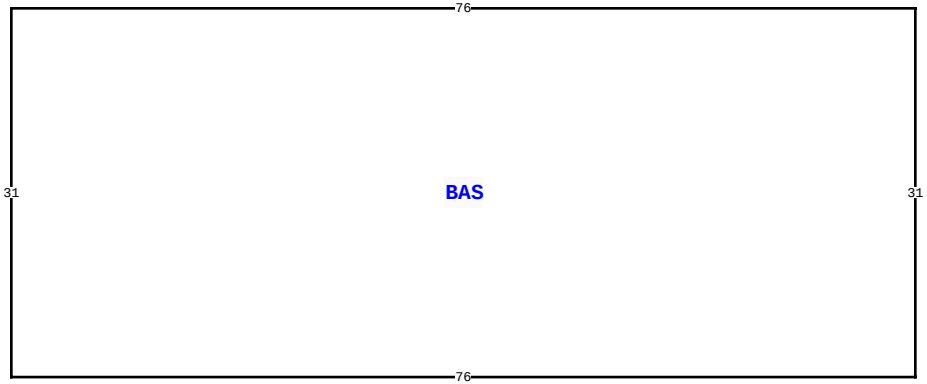
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	34,350
TOTALS	2,356			2,356	34,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	2,356	91.1200	72.90	171,752	1999	1999	0	0	50	45.00	20.00

1 MANUF 1 0% - 2026 Heated Area: 2356 HX Base Yr



699 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	34,350
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	165,870
TOTAL MARKET VALUE	209,320
SOH/AGL Deduction	117,181
ASSESSED VALUE	92,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,139
TOTAL JUST VALUE	209,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18024	M H	125	03/08/2001
15861	M H	125	08/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1382	7/10/2025	WD	U	I	38	168,300
GRANTOR: CUPP WILLIAM						
GRANTEE: PEDERSEN JOHN						
1114/1583	3/19/2007	WD	Q	I	01	100
GRANTOR: NINI T SCHLIBENER & W						
GRANTEE: NINI T SCHLIBENER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	1999	1999	3	50	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0		A-1	0.00	0.00	18.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	165,870							

REVIEW DATE 09/09/2025 BY JB Total Acres: 18.43 Total Land Value: 165,870 Market: 0 Agricultural: 0 Common: 165,870 PRINTED 11/17/2026 BY SYS