

LOT 2 HAWKS RIDGE ACRES S/D.
816-0788, 888-183, QC 1355-1646,

OWENS BRIAN/OWENS BILLIE JO
317 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

2026

35-6S-17-09860-003
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		1,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2021							
Heated Area: 1782						HX Base Yr 2021					

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		131,652
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		178,752
SOH/AGL Deduction		74,095
ASSESSED VALUE		104,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,246
TOTAL JUST VALUE		178,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35878	M H	375	10/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1818	5/04/2018	WD Q	I	01		109,000
GRANTOR: JOHN ANDREW COLLAR & GRANTEE: BRIAN & BILLIE JO O						
1359/1817	5/04/2018	WD Q	V	01		10,000
GRANTOR: CYNTHIA SCHROEDER FKA GRANTEE: JOHN ANDREW COLLAR						

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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	0040	BARN,POLE	0	100	0	0			0.00	100	2018	2018	3	100	100	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/15/2024	MLU

BUILDING NOTES	
BAS= W66 S27 E66 N27\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							