

LOT 17 HAWKS RIDGE ACRES S/D.  
410-228, 644-137, PB 847-42, 866

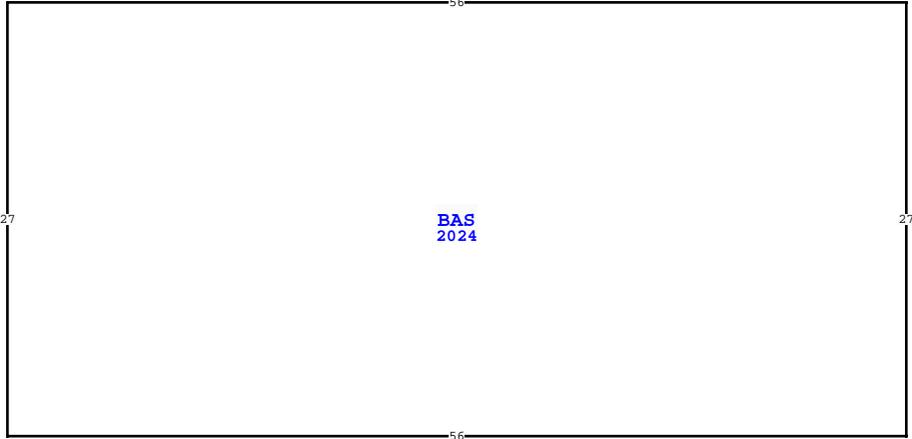
DOUGLAS MEKENNA/BEAMS JOSHUA  
124 SE SILKY CT  
HIGH SPRINGS, FL, FL 32643

**2026**

35-6S-17-09860-018  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.010 1.00/		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	- 2025	Heated Area: 1512		HX Base Yr 2025						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	177,097
<b>TOTALS</b>	<b>1,512</b>			<b>1,512</b>	<b>177,097</b>

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	1,920.00	100	2024	2023		100	1,920	

TOTAL OB/XF													
8,920													

LAND DESCRIPTION																								
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							

TOTAL OB/XF													
8,920													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,097
TOTAL MARKET OB/XF VALUE			8,920
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			226,017
SOH/AGL Deduction			0
ASSESSED VALUE			226,017
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			174,606
TOTAL JUST VALUE			226,017
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,434
SALE:2:1: INC WELL & SEPTIC TANK			
XFOB:1:1: CYPR MH			
SALE:1:1: TEN IN COMMON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047362	Mobile Home		06/01/2023
000045925	RV - Recreational		11/15/2022
37578	DEMOLISH	75	01/02/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1478	10/18/2022	WD	Q	I	01	50,000
GRANTOR:LEBRUN RICHARD						
GRANTEE:DOUGLAS MEKENNA						
1370/2196	10/16/2018	WD	U	I	12	15,000
GRANTOR:FEDERAL HOME LOAN MOR						
GRANTEE:RICHARD & WANDA LEB						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=18,12] E56 S27 W56 N27 \$													