

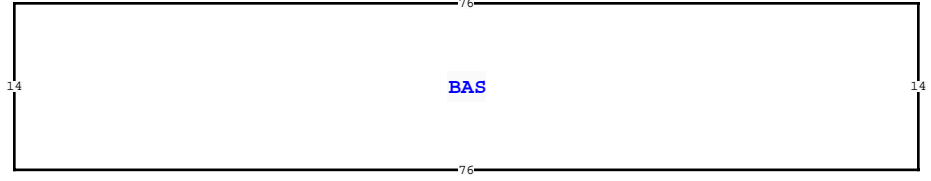
COMM NW COR, RUN E 35.01 FOR POB  
728.64 FT, S 239.79 FT, W 728.64  
FT TO POB. AKA LOT 1 LONG ARM ES

WYATT JAMES L JR/WYATT SUSAN B  
27202 NW 203 PL  
HIGH SPRINGS, FL 32643

**2026**

36-7S-16-04351-101  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05 05		
0200	MOBILE HOME		
	MAP NUM		02
	NEIGHBORHOOD/LOC	36716.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR	TOT ADJ AREA
			SUBAREA MARKET VALUE
BAS	1,064	100	1,064
			23,978
TOTALS	1,064		1,064
			23,978

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,064	93.9000	56.34	59,946	1994	1994		0	0	60.00	40.00												
2 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr																								
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		23,978	
TOTAL MARKET OB/XF VALUE		10,236	
TOTAL LAND VALUE - MARKET		52,130	
TOTAL MARKET VALUE		86,344	
SOH/AGL Deduction		4,599	
ASSESSED VALUE		81,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		81,745	
TOTAL JUST VALUE		86,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1496	3/10/2022	WD	U	I	11	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMMES L JR						
1426/477	11/23/2020	LE	U	I	14	100
GRANTOR: BEACH JASON ADAM						
GRANTEE: WYATT JAMES L JR						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0070	CARPORT UF	0	0	24	576.00	UT	3.50	3.50	100	0	0	3	100	2,016	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	288.00	UT	2.50	2.50	100	1994	1994	3	100	720	
5	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S14 E76 N14\$.