

COLUMBIA COUNTY

Property Appraiser

Parcel 10-7S-17-09969-016

Owners

METZNER KEVIN JOSEPH
765 SE MAID MARION LN
HIGH SPRINGS, FL 32643

Parcel Summary

Location	765 SE MAID MARION LN
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	5.1600
Section	10
Township	7S
Range	17
Subdivision	OAK RDGE F

Additional Site Addresses

831 SE MAID MARION LN

Legal Description

LOT 6 OAK RIDGE FOREST S/D.

757-2356, QC 1143-1309, QC 1314-56, DC 1414-2740
CT 1463-1620, QC 1477-2122, WD 1481-2561,
WD 1550-1000,

Working Values

	2026
Total Building	\$45,760
Total Extra Features	\$8,700



	2026
Total Market Land	\$51,600
Total Ag Land	\$0
Total Market	\$106,060
Total Assessed	\$106,060
Total Exempt	\$0
Total Taxable	\$106,060
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$45,760	\$38,798	\$38,134	\$31,974	\$29,575	\$31,117	\$31,403
Total Extra Features	\$8,700	\$8,700	\$8,700	\$4,950	\$1,700	\$1,700	\$1,700
Total Market Land	\$51,600	\$51,600	\$43,860	\$38,700	\$34,210	\$33,946	\$33,946
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$106,060	\$99,098	\$90,694	\$75,624	\$65,485	\$66,763	\$67,049
Total Assessed	\$106,060	\$99,098	\$90,694	\$72,033	\$65,485	\$66,763	\$63,739
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$38,739
Total Taxable	\$106,060	\$99,098	\$90,694	\$72,033	\$65,485	\$66,763	\$25,000
SOH Diff	\$0	\$0	\$0	\$3,591	\$0	\$0	\$3,310

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1550/1000	2025-09-24	Q	01	WARRANTY DEED	Improved	\$190,000	Grantor: THUONG KWOK CHI Grantee: METZNER KEVIN JOSEPH
WD 1481/2561	2022-11-30	U	12	WARRANTY DEED	Improved	\$114,000	Grantor: U S BANK TRUST NATIONAL ASSOCIATION Grantee: THUONG KWOK CHI
QC 1477/2122	2022-10-19	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: COMMUNITY LOAN SERVICING LLC Grantee: U S BANK TRUST NATIONAL ASSOCIATION
CT 1463/1620	2022-04-05	U	18	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: COMMUNITY LOAN SERVICING LLC
QC 1314/0056	2016-04-27	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: EDWARD DIXON JR Grantee: EDWARD DIXON & BARBARA JEAN DIXON (JTWRS)
QC 1143/1309	2008-02-14	Q	01	QUIT CLAIM DEED	Improved	\$0	Grantor: SANDRA DIXON Grantee: EDWARD DIXON JR
WD 0559/0060	1985-03-01	Q	01	WARRANTY DEED	Vacant	\$12,500	

Buildings

Building # 2, Section # 1, 28676, MOBILE HOME

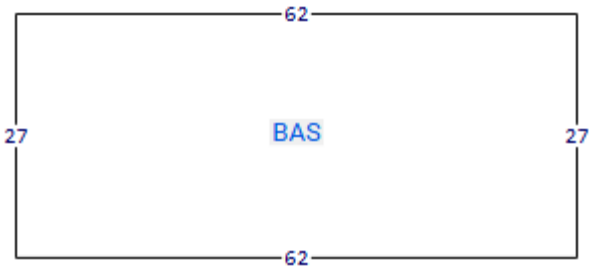
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1674	1674	\$114,401	2000	2000	0.00%	60.00%	40.00%	\$45,760

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,674	100%	1,674



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	2006	100%	\$1,200
0285	SALVAGE			1.00	\$0.00	2013	100%	\$500
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	00	.00	.00	2.58	\$10,000.00/AC	2.58	1.00	\$25,800
0000	VAC RES	00	.00	.00	2.58	\$10,000.00/AC	2.58	1.00	\$25,800

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 2, 2006	24577	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 02, 2025.

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