

LOT 12 BICENTENNIAL ACRES UT 1.
624-124, DC 1114-1313, WD 1136-

DAVIES KENNETH SR/DAVIES NANCY
1040 SE ADAMS ST
HIGH SPRINGS, FL 32643

2025

10-7S-17-09971-007



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	MSNRY STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 80		
Interior Floo	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Architectual	05	CONV 100		
Units		0 100		
Quality	05	05		
DOR CODE	0100 SINGLE FAMILY			
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	10717.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	168,398
FOP	54	30	16	1,671

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	113.0580	118.71	193,260	2011	2011	0	0	0	12.00	88.00
4 SINGLE FAM - 100% - 2012 Heated Area: 1612 HX Base Yr 2012												
31 52 31 14 9 38 9 6 6 31 31 31												
1040 SE ADAMS ST, HIGH SPRINGS												
BLD DATE 08/19/1998 MO XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2024 MLU												

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
1	0294	SHED WOOD/	0	0	24	24	1.00	UT	4,000.00	4,000.00	30	1998	1998	3
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
TOTAL OB/XF 23,700														

LAND DESCRIPTION						TOTAL OB/XF										23,700									
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	0100	C	SFR	100			0.00	0.00	3.97	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,700								
2	0200	C	MBL HM	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,300								

[illegible]