

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

2026

00-00-00-01183-046

851-2076, 921-1016, 972-961, WD

[illegible][illegible][illegible]

REVIEW DATE	12/10/2015	BY	DF
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,143	124.9500	74.97	85,691	1992	1992	0	0	0	60.00

1 MOBILE HME 0% - 2022 Heated Area: 840 HX Base Yr

```

graph TD
    subgraph BAS [BAS]
        B1[60']
        B2[14']
    end
    subgraph UEP1 [UEP]
        U1_1[12']
        U1_2[12']
        U1_3[12']
    end
    subgraph UEP2 [UEP]
        U2_1[24']
        U2_2[24']
        U2_3[12']
    end
    BAS --- UEP1
    BAS --- UEP2
    UEP1 --- UEP2
  
```

The floor plan consists of three rectangular areas:

- A large rectangle labeled **BAS** (Basement) with dimensions 60' (width) and 14' (height).
- Two smaller rectangles labeled **UEP** (Upper East Port) located below the BAS area.
- The left UEP has dimensions 12' (width) and 12' (height).
- The right UEP has dimensions 24' (width) and 12' (height).

The total area is 840 square feet.

BLD DATE	LGL DATE

[illegible][illegible]

Total Acres: 0.91	Total Land Value: 20,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,276
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			63,176
SOH/AGL Deduction			741
ASSESSED VALUE			62,435
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,435
TOTAL JUST VALUE			63,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,176

[illegible]

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/664	4/01/2021	WD	Q	I	01	47,500
GRANTOR: AUDY PHYLLIS BOSTON						
GRANTEE: SKLAR GROUP LLC						
1403/0690	1/14/2020	LE	U	I	14	100
GRANTOR: PHYLLIS BOSTON AUDY (						
GRANTEE: JASON JEROME STIDHA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W60 S14 E12 E48 N14 \$	
UEP=[ORIG=-36,26] E24 N12 W24 S12 \$	
UEP=[ORIG=-48,14] S12 E12 N12 W12 \$	
.	

[illegible]

Common: 20,000 PRINTED 10/10/2025 BY SYS