COMM SW COR OF SE1/4, RUN EAST
92.58 FT TO POB. N 458.68 FT,
W 767.95 FT, S 458.54 FT, EAST

DENNIS DAVID L/DENNIS CAROL ANN
278 SE DOGWOOD CT
HIGH SPRINGS, FL 32643

2026

03-7S-17-09881-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

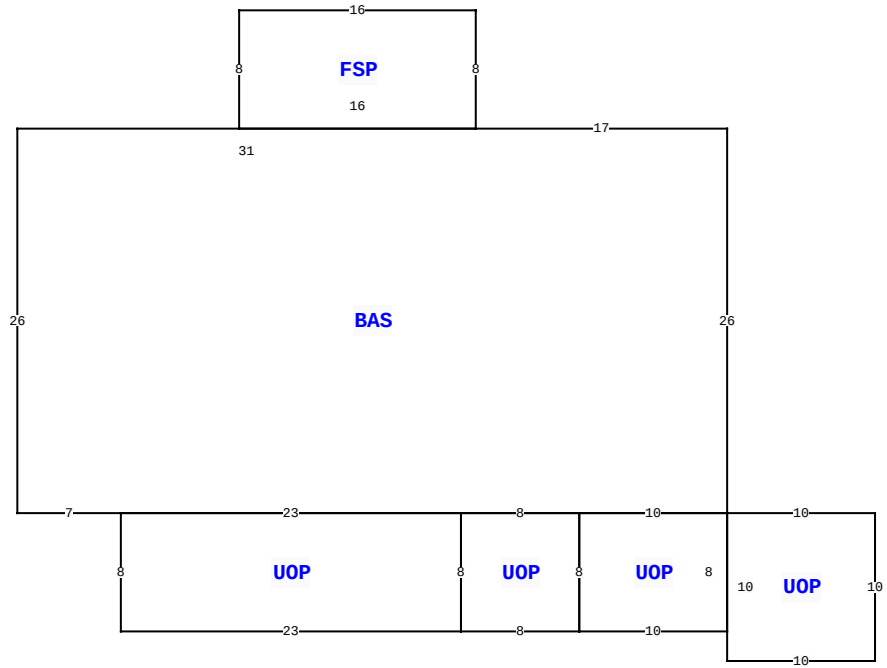
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	94,034
FSP	128	40		51	3,843
UOP	64	20		13	980
UOP	80	20		16	1,206
UOP	100	20		20	1,507
UOP	184	20		37	2,788
TOTALS	1,804			1,385	104,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	103.5000	115.92	160,549	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1248 HX Base Yr 2002



278 SE DOGWOOD CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,357
TOTAL MARKET OB/XF VALUE		11,046
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		191,403
SOH/AGL Deduction		94,101
ASSESSED VALUE		97,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,580
TOTAL JUST VALUE		191,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,403

SALE:2:1: SOLD TOO LOW

LAND:1:1: ADJ;4 EASEMENT

XFOB:1:1: VANDY MH

SALE:1:1: LOVE & AFFECTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0932/0654	7/27/2001	WD	Q	I		67,000
GRANTOR: SHANNA LONG TAYLOR						
GRANTEE: DAVID & CAROL DENNI						
0832/1330	12/17/1996	WD	Q	I	03	0
GRANTOR: DELL R & MELVIN LONG						
GRANTEE: SHANNA LONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N8 W16 S8 E16$W 31 S26 E7 UOP= S8 E23 N8 W23$ E23 UOP= S8 E8N8 W8 $ E8 UOP= S8 E10 N8 W10$ E10 UOP= S10 E10 N10 W10$ N26$.

EXTRA FEATURES

LN	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	0296	SHED METAL	0	100	24	24	1.00	UT	3,620.00	3,620.00	80	0	0	3	80	2,896	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,046

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 11/06/2017 BY DF Total Acres: 8.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 11/18/2025 BY SYS