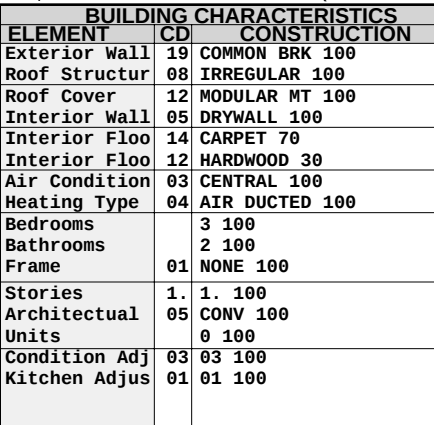


FALCONER CARL JOHN/FALCONER CATHY ANN
254 SW SERENITY GLN
HIGH SPRINGS, FL 32643

04-7S-17-09889-008



Quality		07 07			
DOR CODE		5000 IMPROVED AG			
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		4717.0200		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100		1,964	198,300
FGR	601	55		331	33,420
FOP	24	30		7	707
FOP	136	30		41	4,140
FSP	150	40		60	6,058
UGR	896	45		403	40,690
TOTALS	3,771			2,806	283,315

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0180	FPLC 1STRY	0	100	0	0
2	0166	CONC, PAVMT	0	100	0	0
3	0081	DECKING WI	0	100	0	0
4	0030	BARN, MT	0	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0100	C	SFR	100	
2	5500	A	TIMBER 2	0	
3	9910	M	MKT. VAL . AG	0	

REVIEW DATE	11/06/2017	BY	BC
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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
0100	01	2,806	130.6536	146.33	410,602	1994	1994	0	0	0	31.00 69.00

1 SINGLE FAM 100% - 2017

Heated Area: 1964

HX Base Yr 2017

28

32

32

28

UGR

29

32

25

23

6

13

6

11

15

8

FGR

15

10

15

8

17

17

8

FOP

15

10

15

10

18

17

15

8

FSP

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/07/2025

MLU

[illegible][illegible]

Total Acres:	10.05	Total Land Value:	27,563	Market:	71,250	Agricultural:	3,338
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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		283,315	
TOTAL MARKET OB/XF VALUE		11,694	
TOTAL LAND VALUE - MARKET		95,475	
TOTAL MARKET VALUE		322,572	
SOH/AGL Deduction		145,424	
ASSESSED VALUE		177,148	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		126,426	
TOTAL JUST VALUE		390,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047062	Electrical Servic	0	04/25/2023
40472	ADDN SFR	0	08/28/2020
29164	MAINT/ALTR	55	02/03/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0257	8/08/2016	WD	Q	I	01	306,000
GRANTOR: JOHN E BARBARA D KENT						
GRANTEE: CARL JOHN & CATHY A						
0983/0076	3/27/2003	WD	Q	I	03	100
GRANTOR: STEVE RANDALL HASKINS						
GRANTEE: JOHN E & BARBARA D						

BUILDING NOTES	

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W15 S8 W17 N18 W29 S32 E25 S11 E21 S4 E5 S2 E6														
N2 E4 N37 \$														
UGR=[ORIG=0, -30] N32 W28 S32 E28 \$														
FGR=[ORIG=-61,22] S23 E6 S2 E13 N2 E6 N8 N15 W25 \$														
FOP=[ORIG=-15,0] W17 S8 E17 N8 \$														
FOP=[ORIG=-36,37] E6 N4 W6 S4 \$														
FSP=[ORIG=-15, -10] E15 S10 W15 N10 \$														
.														

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
24, 225							
3, 338							
71, 250							

Common: 24, 225

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