COMM SW COR OF SE1/4 OF SW1/4, R
FOR POB. CONT E 447.80 FT, N 100
452.50 FT, S 1005.11 FT TO POB.

OTERO MICHAEL F/OTERO DIANE J
693 SW BARNEY ST
HIGH SPRINGS, FL 32643

2026

04-7S-17-09889-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

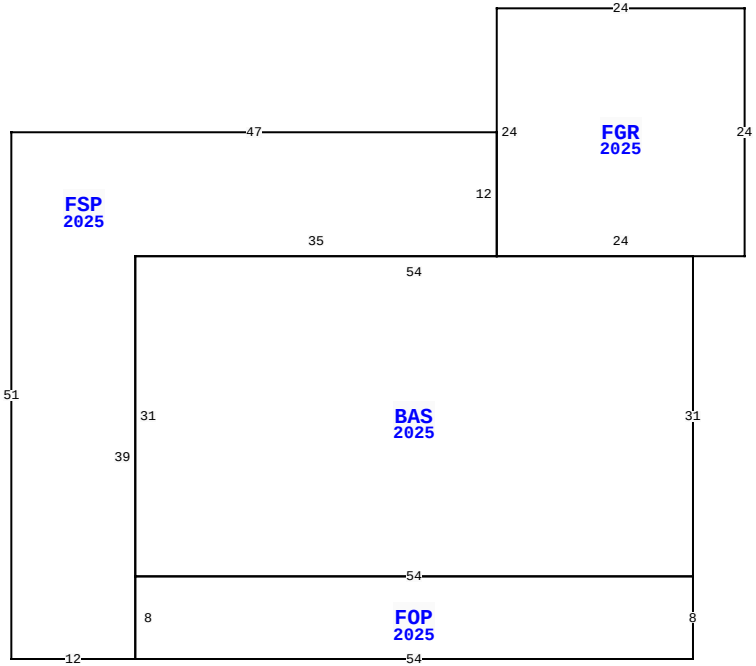
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,674	100	2025	1,674	225,371
FGR	576	55	2025	317	42,678
FOP	432	30	2025	130	17,502
FSP	1,032	40	2025	413	55,602
TOTALS	3,714			2,534	341,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	121.4220	135.99	344,599	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1674 HX Base Yr 2025



693 SW BARNEY ST, 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		341,153
TOTAL MARKET OB/XF VALUE		39,202
TOTAL LAND VALUE - MARKET		95,570
TOTAL MARKET VALUE		438,492
SOH/AGL Deduction		0
ASSESSED VALUE		438,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		387,770
TOTAL JUST VALUE		475,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,151

SALE:1:1: 10.06 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049555	Screen Enclosure	23,000	04/04/2024
000048982	Swimming Pool and	77,689	01/09/2024
000046607	New Residential C	450,000	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2142	4/29/2022	WD	Q	V	01	115,000
GRANTOR: LANE ANN E						
GRANTEE: OTERO MICHAEL F						
0797/1714	9/09/1994	WD	Q	V		26,000
GRANTOR: J QUINTON & ANN E RUM						
GRANTEE: ANN E LANE						

BUILDING NOTES

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	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2025	2024		98	23,050	
2	0282	POOL ENCL	0	100	26	40	1,040.00	UT	15.00	15.00	100	2025	2024		90	14,040	
3	0166	CONC,PAVMT	0	100	0	0	704.00	UT	3.00	3.00	100	2025	2024		100	2,112	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,11] E54 S31 W54 N31 $
FSP=[YR=2025;ORIG=53,-1] W47 S51 E12 N39 E35 N12 $
FGR=[YR=2025;ORIG=53,-13] E24 S24 W24 N24 $
FOP=[YR=2025;ORIG=18,42] E54 S8 W54 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,202

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		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	57,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.06	AC		1.00	1.00	1.00	280.00	280.00	1,137							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,570							

REVIEW DATE 12/20/2024 BY HC Total Acres: 10.06 Total Land Value: 58,137 Market: 38,570 Agricultural: 1,137 Common: 57,000 PRINTED 11/19/2025 BY SYS