

BEG SW COR OF SE1/4 OF SW1/4,
RUN E 447.79 FT, N 1005.11 FT,
W 452.50 FT, S 1007.81 FT TO

LANE ANN ELIZABETH
216 SW HEARTSONG CT
HIGH SPRINGS, FL 32643

2026

04-7S-17-09889-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED 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	1,512	100		1,512	40,243
UOP	288	25		72	1,916

TOTALS	1,800			1,584	42,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0060	CARPORT F	0	100	18	20	378.00	UT	5.00
4	0258	PATIO	0	100	0	0	1.00	UT	0.00
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
7	0080	DECKING	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.59
2	6200	A	PASTURE 3	0		00	0.00	0.00	5.00
3	5200	A	CROPLAND 2	0		00	0.00	0.00	2.50
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	7.50

REVIEW DATE	11/07/2017	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	
0800	02	1,584	110.9000	66.54	105,399	1994	1994	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 1995 Heated Area: 1512 HX Base Yr 1995													
24 12 UOP 12 24 39 17 27 27 56													
BAS													

152 SW HEARTSONG CT, HIGH SPRINGS	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/07/2025	MLU

L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0060	CARPORT F	0	100	18	20	378.00	UT	5.00	5.00	100	2004	2004	3	100	1,890	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF										14,890							
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
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.59	AC		1.00	1.00	1.00	9,500.00	9,500.00	24,605
2	6200	A	PASTURE 3	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400
3	5200	A	CROPLAND 2	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	370.00	370.00	925
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	7.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	71,250

Total Acres: 10.09	Total Land Value: 26,930	Market: 71,250	Agricultural: 2,325	Common: 24,605
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 2				3
VALUATION SUMMARY														

VALUATION BY		STANDARD											
Tax Group: 3		Tax Dist:											
BUILDING MARKET VALUE		263,296											
TOTAL MARKET OB/XF VALUE		14,890											
TOTAL LAND VALUE - MARKET		95,855											
TOTAL MARKET VALUE		305,116											
SOH/AGL Deduction		118,037											
ASSESSED VALUE		187,079											
TOTAL EXEMPTION VALUE		50,722											
BASE TAXABLE VALUE		136,357											
TOTAL JUST VALUE		374,041											
NCON VALUE		0											
INCOME VALUE													
PREVIOUS YEAR MKT VALUE		377,029											

SALE:1:1: 10.40 ACRES													
BLDG:1:1: REDM MH													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042845	Roof Replacement	10,470	09/27/2021
21922	REMODEL	100	06/02/2004
14849	SFR	270	12/11/1998
8306	M H	125	04/25/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0786/1346	2/01/1994	WD	Q	V		26,000	
GRANTOR: J QUINTON RUMPH							
GRANTEE: ANN ELIZABETH LANE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 UOP= N12 W24 S12 E24\$ W39 S27 E56 N27\$.									

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216 SW HEARTSONG CT
HIGH SPRINGS, FL 32643

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