COMM NE COR OF NW1/4 OF NE1/4, R
POB, RUN W 495 FT, S 528 FT, E 4
POB, EX RD R/W.

BARNETT I EUGENE
314 SW JANIS WAY
HIGH SPRINGS, FL 32643

2026

09-7S-17-09960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

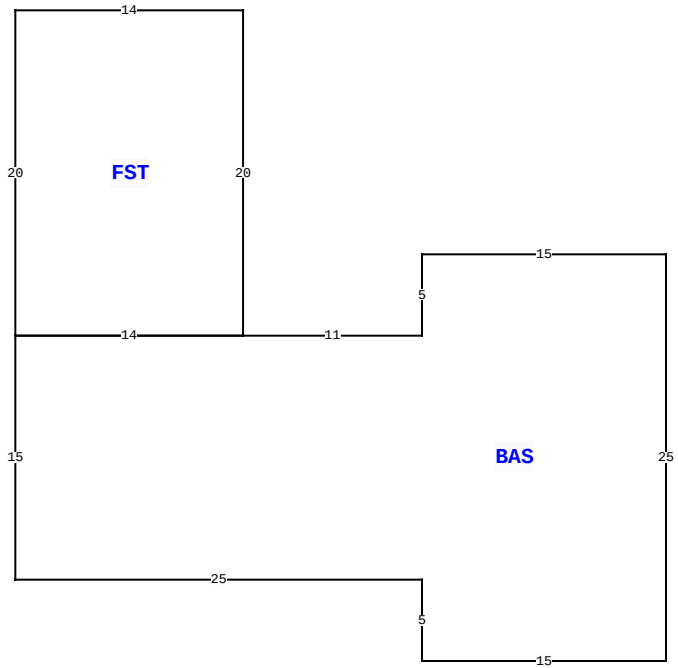
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	48,233
FST	280	55		154	9,904
TOTALS	1,030			904	58,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	904	88.3354	98.94	89,442	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



242 SW JANIS WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		263,324
TOTAL MARKET OB/XF VALUE		15,700
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		335,024
SOH/AGL Deduction		113,902
ASSESSED VALUE		221,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,400
TOTAL JUST VALUE		335,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042190	Electrical Servic	0	06/22/2021
29445	M H	658	06/01/2011
14885	M H	125	12/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/2221	3/13/2017	LE	U	I	14	100
GRANTOR: JANIS A & IRVING EUGE						
GRANTEE: JEANA SUZANNE CRENS						
1332/2219	3/13/2017	WD	U	I	11	100
GRANTOR: JANIS A BARNETT & IRV						
GRANTEE: JANIS A & IRVING EU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S5 W11 FST= N20 W14 S20 E14$ W14 S15 E25 S5 E15 N25$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0294	SHED WOOD/	0	100	16	20	320.00	UT	10.00	10.00	100	2011	2011	3	100	3,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	5.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,000							

REVIEW DATE 07/30/2021 BY JB Total Acres: 5.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/18/2025 BY SYS

COMM NE COR OF NW1/4 OF NE1/4, R
POB, RUN W 495 FT, S 528 FT, E 4
POB, EX RD R/W.

BARNETT I EUGENE
314 SW JANIS WAY
HIGH SPRINGS, FL 32643

2026

09-7S-17-09960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

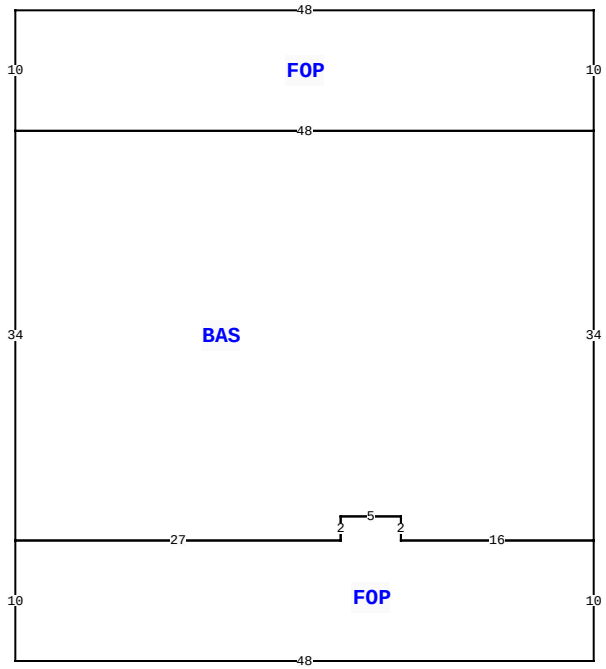
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	173,975
FOP	480	30		144	15,446
FOP	490	30		147	15,767
TOTALS	2,592			1,913	205,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	111.3560	124.72	238,589	2011	2011	0	0	0	14.00	86.00

3 SINGLE FAM 100% - 0 Heated Area: 1622 HX Base Yr



242 SW JANIS WAY, HIGH SPRINGS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: JANIS A & IRVING EUGE						
GRANTEE: JEANA SUZANNE CRENS						
1332/2219	3/13/2017	WD	U	I	11	100
GRANTOR: JANIS A BARNETT & IRV						
GRANTEE: JANIS A & IRVING EU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N34 FOP= N10 W48 S10 E48$ W48 S34 FOP= S10 E48 N10 W16 N2 W5 S2 W27$ E27 N2 E5 S2 E16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/30/2021 BY JB Total Acres: 5.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/18/2025 BY SYS