BEG NW COR OF NE1/4, RUN E 60 FT
E 763.78 FT, S 517.47 FT, W 823.
FT TO POB, EX N 25 FT FOR RD R/W

HOUGHTON BRANDON
594 SW BARNEY ST
HIGH SPRINGS, FL 32643

2026

09-7S-17-09961-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

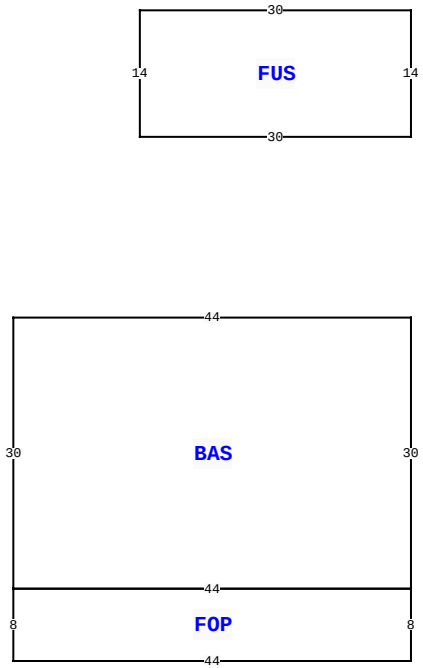
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,320	100		1,320	113,970
FOP	352	30		106	9,152
FUS	420	100		420	36,263
TOTALS	2,092			1,846	159,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	108.1920	121.18	223,698	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 0% - 2025 Heated Area: 1740 HX Base Yr



594 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	159,385
TOTAL MARKET OB/XF VALUE	21,142
TOTAL LAND VALUE - MARKET	102,980
TOTAL MARKET VALUE	192,782
SOH/AGL Deduction	0
ASSESSED VALUE	192,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,782
TOTAL JUST VALUE	283,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051518	Roof Replacement	10,000	11/14/2024
000045192	Electrical Servic	0	08/16/2022
19165	SFR	262	01/30/2002
13093	M H	125	09/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/725	2/13/2025	WD	U	I	11	100
GRANTOR: HOUGHTON STEVE						
GRANTEE: HOUGHTON BRANDON						
1294/1952	5/12/2015	WD	Q	I	01	183,000
GRANTOR: JOSHUA L & AMY L SUMN						
GRANTEE: STEVE & CHRISTINA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S30 FOP= S8 E44 N8 W44$ E44 N30$ PTR= N20 FUS= N14 W30 S14 E30$ S20$.

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	0040	BARN,POLE	0	0	0	0	3,404.00	UT	2.50	2.50	100	2002	2002	3	100	8,510	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	4.50	4.50	100	2002	2002	3	100	432	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,142

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0					9.84	AC		1.00	1.00	1.00	280.00	280.00	2,755							
3	9910	M	MKT.VAL.AG	0					9.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,480							

REVIEW DATE 10/19/2022 BY JB Total Acres: 10.84 Total Land Value: 12,255 Market: 93,480 Agricultural: 2,755 Common: 9,500 PRINTED 11/18/2025 BY SYS