COMM SW COR OF E1/2 OF SE1/4 RUN OF CR-778 30 FT, N 599.76 FT FOR 393.30 FT, E 1241.07 FT TO W R/W

ARTICA JUAN A
133 SW COUNTY ROAD 778
HIGH SPRINGS, FL 32643

2026

09-7S-17-09968-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

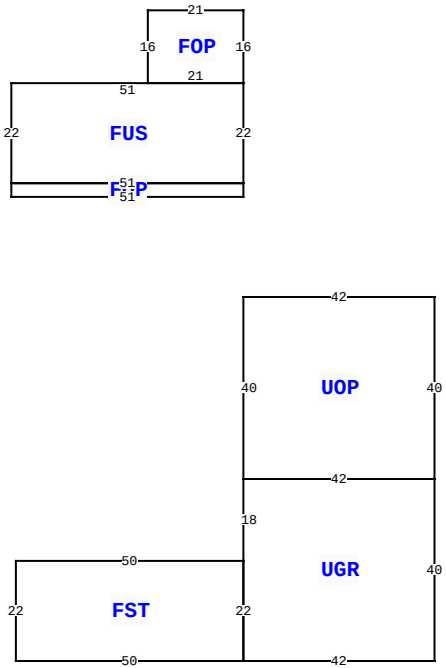
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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
FOP	153	30		46	891
FOP	336	30		101	1,956
FST	1,100	55		605	11,716
FUS	1,122	100		1,122	21,728
UGR	1,680	45		756	14,640
UOP	1,680	20		336	6,507
TOTALS	6,071			2,966	57,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,966	69.1627	77.46	229,746	1963	1963	0	30	10	35.00	25.00

1 SINGLE FAM 0% - 2024 Heated Area: 1122 HX Base Yr



133 SW COUNTY ROAD 778 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,436
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,509
TOTAL MARKET VALUE	69,583
SOH/AGL Deduction	0
ASSESSED VALUE	69,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,583
TOTAL JUST VALUE	187,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046070	Roof Replacement	800	12/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1497/2297	8/23/2023	WD	Q	I	01	180,000
GRANTOR: LCD FARMS INC						
GRANTEE: ARTICA JUAN A						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W50 S22 E50 N22$ UGR= S22 E42 N40 UOP= N40 W42 S40E42$ W42 S18$ PTR= N80 FOP= N3 FUS= N22 FOP= N16 W21 S16 E21$ W51 S22 E51$ W51 S3 E51$ S80$.

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							
2	6200	A	PASTURE 3	0					16.06	AC		1.00	1.00	1.00	280.00	280.00	4,497							
3	9910	M	MKT.VAL.AG	0					16.06	AC		1.00	1.00	0.85	9,000.00	7,650.00	122,859							

REVIEW DATE 10/05/2023 BY ME Total Acres: 17.06 Total Land Value: 12,147 Market: 122,859 Agricultural: 4,497 Common: 7,650 PRINTED 11/18/2025 BY SYS