COMM SW COR OF E1/2 OF SE1/4, RU
OF CR-778 505.14 FT FOR POB, CON
599.66 FT, W 348.50 FT, S 599.70

FERGIS JOHN/FERGIS JOYCE
253 SW COUNTY RD 778
HIGH SPRINGS, FL 32643

2026

09-7S-17-09968-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

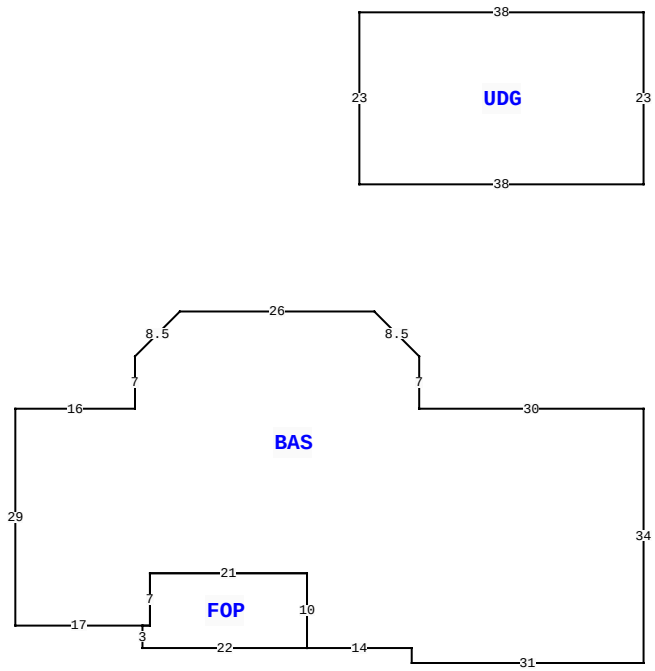
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,944	100		2,944	264,019
FOP	213	30		64	5,739
UDG	874	55		481	43,136
TOTALS	4,031			3,489	312,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,489	108.2050	121.19	422,832	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 2000 Heated Area: 2944 HX Base Yr 2000



253 SW COUNTY ROAD 778 , 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		312,896
TOTAL MARKET OB/XF VALUE		11,606
TOTAL LAND VALUE - MARKET		47,900
TOTAL MARKET VALUE		372,402
SOH/AGL Deduction		155,173
ASSESSED VALUE		217,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,507
TOTAL JUST VALUE		372,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,630

SALE:1:1: 4.79 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044558	Roof Replacement	24,000	05/31/2022
15331	SFR	355	04/05/1999
12775	GARAGE	160	07/16/1997
12605	PUMP/UTPOL	30	06/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1725	3/13/2025	LE	U	I	14	100
GRANTOR: FERGIS JOHN AKA JOHN						
GRANTEE: DANIELS LAURA (RMDR						
0750/0342	8/29/1991	WD	Q	V		14,400
GRANTOR: EMMA HOVIS						
GRANTEE: JOHN FERGIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N7 U6 L6 W26 L6 D6 S7 W16 S29 E17 FOP= S3 E22 N10 W21 S7 W1$ E1 N7 E21 S10 E14 S2 E31 N34$ PTR= N30 UDG= N23 W38 S23 E38$ S30$.

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	0166	CONC,PAVMT	0	100	8	24	192.00	UT	1.50	1.50	100	1997	1997	3	100	288	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0031	BARN,MT AE	0	100	24	48	1,152.00	UT	9.00	9.00	100	2013	2013	3	100	10,368	

LAND DESCRIPTION

TOTAL OB/XF 11,606

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	3.79	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,900							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/02/2022 BY JS Total Acres: 4.79 Total Land Value: 47,900 Market: 0 Agricultural: 0 Common: 47,900 PRINTED 11/18/2025 BY SYS