

LOT 2 DOGWOOD ACRES S/D.
773-294, 867-970, 870-2187, CT 1

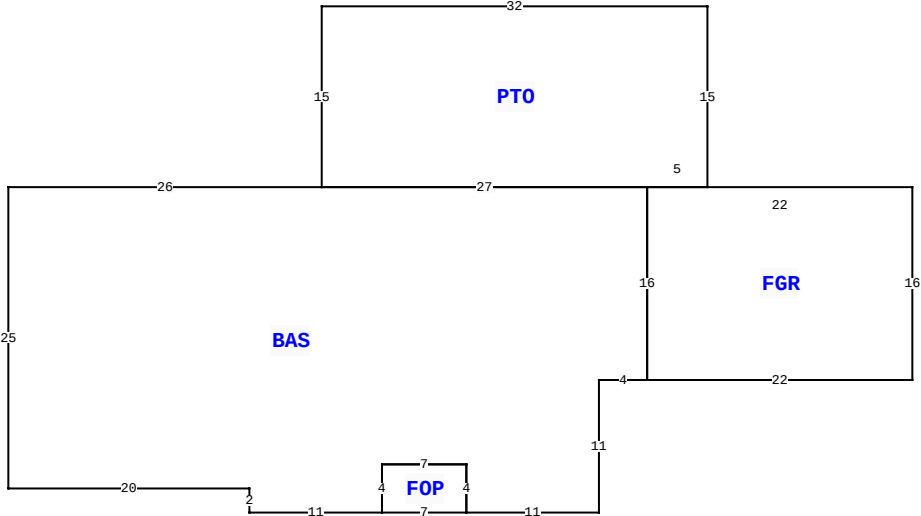
SANCHEZ GEORGINA
21533 S HWY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-202

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	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	01	NONE 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	10717.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,319	100
FGR	352	55
FOP	28	30
PTO	480	5
TOTALS	2,179	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	108.7020	121.75	188,104	1993	1993	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 2008	Heated Area: 1319			HX Base Yr 2008					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,319	100		1,319	104,382
FGR	352	55		194	15,353
FOP	28	30		8	633
PTO	480	5		24	1,899
TOTALS	2,179			1,545	122,268

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
1	0166	CONC, PAVMT	0	100	15	20	468.00	UT	1.40	1.40	100	0	0	3
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3

LAND DESCRIPTION														
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
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 3			Tax Dist:		
BUILDING MARKET VALUE			122,268		
TOTAL MARKET OB/XF VALUE			2,455		
TOTAL LAND VALUE - MARKET			40,000		
TOTAL MARKET VALUE			164,723		
SOH/AGL Deduction			58,970		
ASSESSED VALUE			105,753		
TOTAL EXEMPTION VALUE			HX HB SX DX 105,722		
BASE TAXABLE VALUE			31		
TOTAL JUST VALUE			164,723		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			164,723		

SALE:1:1: LOT 2 DOGWOOD ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE	Q	U	V	I	RSN CD	SALE PRICE
1515/531		5/23/2024	LE	U	I	14			100
GRANTOR: SANCHEZ GEORGINA (ENH									
GRANTEE: REHMAN TANIA M (RMD									
1132/0739		8/29/2007	WD	Q	I				139,900
GRANTOR: HOMESALE INC OF DELAW									
GRANTEE: GEORGINA SANCHEZ									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S25 E20 S2 E11 FOP= E7 N4 W7 S4\$ N4 E7 S4 E11 N11 E4FGR= E22 N16 W22 S16\$ N16 PTO= E5 N15 W32 S15E27\$ W27\$.									