E1/2 OF THE FOLLOWING: BEG SW C
RUN N 587.52 FT TO S R/W ADAMS R
ALONG R/W 681.07 FT, S 640.43 W

SOWA SHARON
726 SE ADAMS ST
HIGH SPRINGS, FL 32643-1661

2026

10-7S-17-09977-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

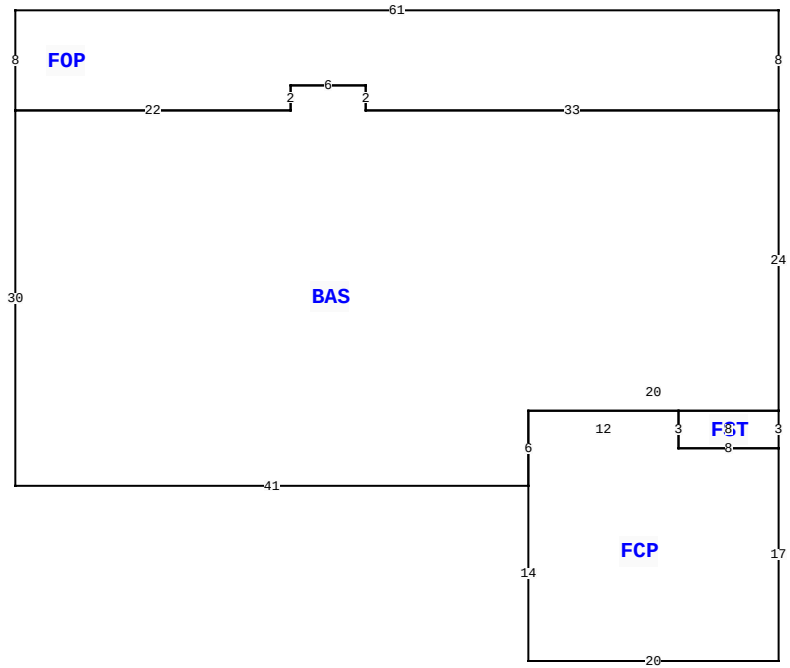
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100		1,722	154,105
FCP	376	25		94	8,412
FOP	476	30		143	12,797
FST	24	55		13	1,164
TOTALS	2,598			1,972	176,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	122.9243	137.68	271,505	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1722 HX Base Yr 2014



726 SE ADAMS ST, 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		176,478
TOTAL MARKET OB/XF VALUE		32,102
TOTAL LAND VALUE - MARKET		48,500
TOTAL MARKET VALUE		257,080
SOH/AGL Deduction		80,166
ASSESSED VALUE		176,914
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		76,192
TOTAL JUST VALUE		257,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,138

XFOB:1:1: LIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36069	POOL	175	12/02/2017
35738	POOL ENCL	144	08/28/2017
8415	SFR	49,000	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/2546	5/01/2013	WD	Q	I	01	133,500
GRANTOR: ASJLEY RHOADS & RACHA						
GRANTEE: SHARON SOWA						
1112/0928	2/23/2007	WD	Q	I		265,000
GRANTOR: JEFF D & GINA G MCNEI						
GRANTEE: ASHLEY RHOADS & RAC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W61 S8 E22 N2 E6 S2 E33$ BAS= W33 N2 W6 S2 W22 S30 E41 FCP= S14 E20 N17 FST= N3 W8 S3 E8$ W8 N3 W12 S6$ N6 E20 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2019	2019	3	89	24,422	
6	0282	POOL ENCL	0	100	20	34	680.00	UT	15.00	15.00	100	2019	2019	3	65	6,630	

LAND DESCRIPTION

TOTAL OB/XF 32,102

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		00	0.00	0.00	4.85	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,500							

REVIEW DATE 12/18/2019 BY KR Total Acres: 4.85 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 11/18/2025 BY SYS