BEG SW COR OF SEC, RUN N 802.89 FT, S 781.64 FT TO SE COR OF SW1 SW1/4, W TO POB, EX 3.05 ACRES &

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

2026

10-7S-17-09978-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

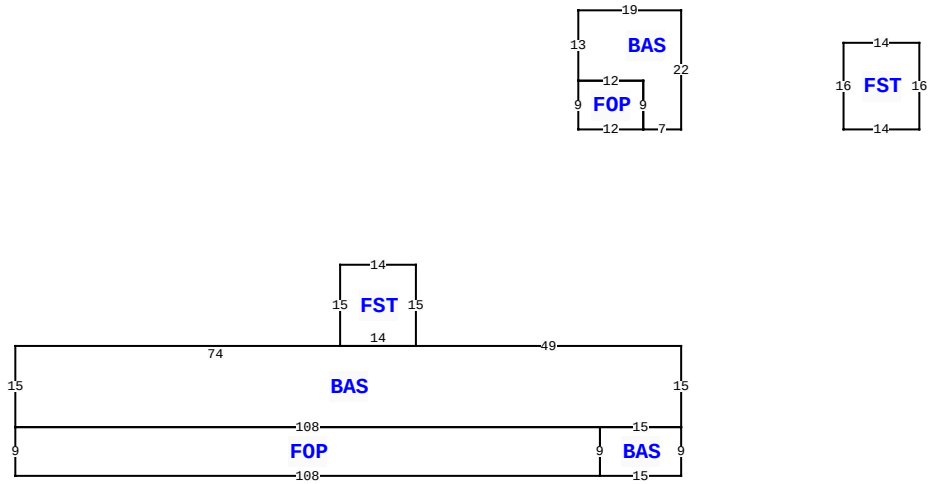
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		9 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	2,785
BAS	310	100		310	6,396
BAS	1,845	100		1,845	38,063
FOP	108	30		32	660
FOP	972	30		292	6,024
FST	210	55		116	2,393
FST	224	55		123	2,538
TOTALS	3,804			2,853	58,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,853	66.5496	41.26	117,715	1956	1956	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 2290 HX Base Yr



21653 S US HIGHWAY 441 , 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	123,107
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	97,185
TOTAL MARKET VALUE	149,832
SOH/AGL Deduction	0
ASSESSED VALUE	149,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,832
TOTAL JUST VALUE	223,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1223/2479	10/28/2011	WD	U	I	30	80,000
GRANTOR: LOUISE F DOUGLAS FKA						
GRANTEE: JUAN A ARTICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FST= N15 W14 S15 E14$ W74 S15 FOP= S9 E108 N9 W108$ E108 BAS= S9 E15 N9 W15$ E15 N15$ PTR=N40 BAS= N22 W19 S13 FOP= S9 E12 N9 W12$ E12 S9 E7$ S40$ PTR= N40 E30 FST= E14 N16 W14 S16$ S40 W30$.

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	28	30	840.00	UT	2.50	2.50	100	2013	2013	3	100	2,100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,685							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 12/05/2017 BY BC Total Acres: 10.23 Total Land Value: 23,425 Market: 76,000 Agricultural: 2,240 Common: 21,185 PRINTED 11/19/2025 BY SYS

BEG SW COR OF SEC, RUN N 802.89 FT, S 781.64 FT TO SE COR OF SW1 SW1/4, W TO POB, EX 3.05 ACRES &

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2026

10-7S-17-09978-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

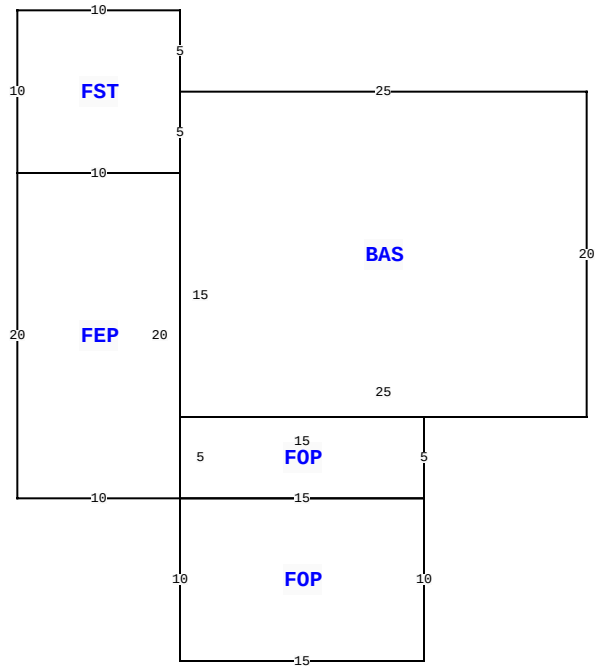
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	41,080
FEP	200	80		160	13,146
FOP	75	30		22	1,808
FOP	150	30		45	3,697
FST	100	55		55	4,519
TOTALS	1,025			782	64,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	782	112.8600	126.40	98,845	1962	1962	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 500 HX Base Yr



21653 S US HIGHWAY 441 , HIGH SPRINGS

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GRANTOR: LOUISE F DOUGLAS FKA						
GRANTEE: JUAN A ARTICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FST= N5 W10 S10 E10N5$ S5 FEP= W10 S20 E10 N20$ S15 FOP= S5 FOP= S10 E15 N10 W15$ E15 N5 W15$ E25 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/05/2017 BY BC Total Acres: 10.23 Total Land Value: 23,425 Market: 76,000 Agricultural: 2,240 Common: 21,185 PRINTED 11/19/2025 BY SYS