

LOT 5 BICENTENNIAL ACRES UNIT 1.
EX W 5 AC DESC ORB 515-107, DC G

CULP JOHN W JR/CULP TAMMY
1183 SE ADAMS STREET
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-001



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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02

NEIGHBORHOOD/LOC					
11717.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	203,472
FGR	480	55		264	24,869
FOP	200	30		60	5,652
FOP	480	30		144	13,565
TOTALS	3,320			2,628	247,558

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0		1.00 UT 0.00	0.00	100	0
2	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00	100	1999
3	0070	CARPORT UF	0	100	0	0		1.00 UT 0.00	0.00	100	2013
4	9945	Well/Sept	0	100	0	0		1.00 UT 7,000.00	7,000.00	100	
5	0296	SHED METAL	0	100	0	0		1.00 UT 0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.44	AC	
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,628	112.1472	125.60	330,077	2005	2005	0	0	25.00	75.00

2 SINGLE FAM 100% - 2011

Heated Area: 2160

HX Base Yr 2011

Site map showing property layout with areas labeled FGR, FOP, and BAS. Dimensions are provided for various sections.

1183 SE ADAMS ST, HIGH SPRINGS

TOTAL OB/XF											
8,000											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		247,558	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		34,160	
TOTAL MARKET VALUE		289,718	
SOH/AGL Deduction		90,713	
ASSESSED VALUE		199,005	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		148,283	
TOTAL JUST VALUE		289,718	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042235	Roof Replacement	23,500	06/29/2021
23128	SFR	628	05/11/2005
16367	REMODEL	50	12/03/1999
15313	M H	125	03/26/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1201/0613	9/09/2010	WD	Q	I	01	168,100	
GRANTOR: BRIAN S RIX							
GRANTEE: JOHN W CULP JR & TA							
1178/1306	5/01/2009	WD	U	I	11	100	
GRANTOR: CORINA R RIX (DIVORCE							
GRANTEE: BRIAN S RIX							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 FOP= N10 W20 S10 E20\$ W20 N10 W12 FGR= N14 W20 S24 E20 N10\$ S10 W15 S34 FOP= S8 E60 N8 W60\$ E60 N34\$.											