LOT 2 BICENTENNIAL ACRES UNIT ON
763-887, 978-2675, 978-2676, QC

GU XINGYOU/WANG YOU
578 SE BRAWLEY TER
HIGH SRRINGS, FL 32643

2026

11-7S-17-09983-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

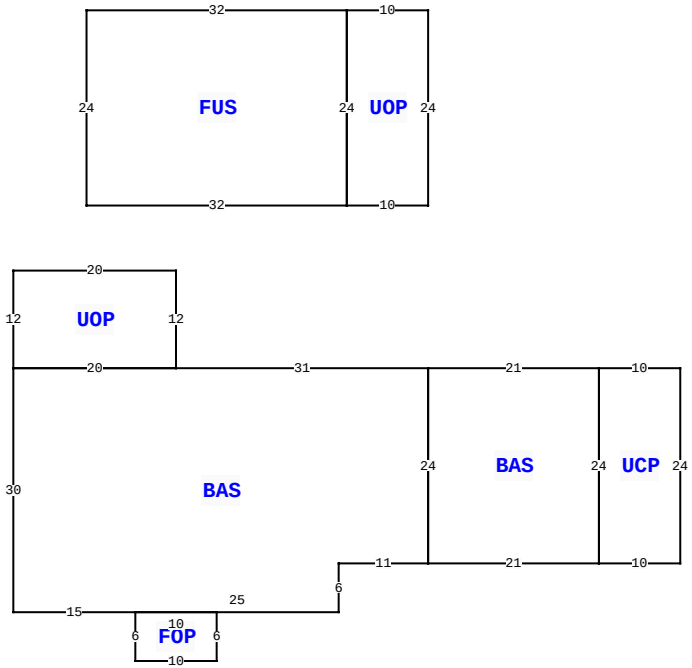
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	11717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	38,758
BAS	1,464	100		1,464	112,584
FOP	60	30		18	1,385
FUS	768	100		768	59,060
UCP	240	20		48	3,691
UOP	240	20		48	3,691
UOP	240	20		48	3,691
TOTALS	3,516			2,898	222,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,898	105.6352	118.31	342,862	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2736 HX Base Yr 2018



578 SE BRAWLEY TER, 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	222,860
TOTAL MARKET OB/XF VALUE	17,576
TOTAL LAND VALUE - MARKET	32,328
TOTAL MARKET VALUE	272,764
SOH/AGL Deduction	74,578
ASSESSED VALUE	198,186
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	147,464
TOTAL JUST VALUE	272,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,764

XFOB:1:1: SATT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25638	GARAGE	555	03/22/2007
7570	SFR	130	09/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/1868	6/20/2016	WD	Q	I	05	300,000
GRANTOR: MARI LU GRANT (A SING						
GRANTEE: XINGYOU GU & YOU WA						
1194/0838	5/06/2010	QC	U	I	16	100
GRANTOR: MICHAEL A DESJARDINS						
GRANTEE: MARI LU GRANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W20 S12 E20$ W20 S30 E15 FOP= S6 E10 N6 W10$ E25 N6 E11 BAS= E21 UCP= E10 N24 W10 S24$ N24 W21 S24$ N24$ PTR= N20 UOP= N24 W10 FUS= W32 S24 E32 N24$ S24 E10$ S20$.

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	0140	CLFENCE 6	0	100	0	0	528.00	UT	9.50	9.50	100	2007	2007	3	100	5,016	
2	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2007	2007	3	100	2,880	
3	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2007	2007	3	100	2,880	
4	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,576

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	4.49	AC		1.00	1.00	0.80	9,000.00	7,200.00	32,328							

REVIEW DATE 12/04/2017 BY DF Total Acres: 4.49 Total Land Value: 32,328 Market: 0 Agricultural: 0 Common: 32,328 PRINTED 10/06/2025 BY SYS