

LOT 2 HI-DRI ACRES UNIT 1.
473-702, WD 1237-883, DC 1532-22

HYNES RICHARD & BARBARA O REVOCABLE FAMILY TRUST
7219 NE 21ST PL
HIGH SPRINGS, FL 32643

2026

15-5S-16-03623-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 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	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		15516.040			1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	73,426
FCP	216	25		54	4,130
FOP	64	30		19	1,453
FSP	200	40		80	6,119
FST	72	55		40	3,060

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		A-1	0.00	0.00	1.87	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,153	105.0600	117.67	135,674	1989	1989	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr													
233 SW RAVEN LN, LAKE CITY													
BLD DATE: 04/07/2025 MLU													

TOTAL OB/XF 3,120													
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
1	0100	C	SFR	0		A-1	0.00	0.00	1.87	AC		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		88,188	
TOTAL MARKET OB/XF VALUE		3,120	
TOTAL LAND VALUE - MARKET		28,050	
TOTAL MARKET VALUE		119,358	
SOH/AGL Deduction		3,584	
ASSESSED VALUE		115,774	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,774	
TOTAL JUST VALUE		119,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044622	Roof Replacement	12,225	06/06/2022
40933	REMODEL	0	11/24/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1237/0883	6/21/2012	WD	U	V	11	100	
GRANTOR: RICHARD & BARBARA O H							
GRANTEE: RICHARD & BARBARA O							
0619/0277	1/01/1987	WD	Q	V	01	6,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W31 FSP= N10 W20 S10 E20\$ W9 FST= W12 S6 E12 N6\$ S6 FCP= W12 S18 E12 N18 \$ S18 FOP= S4 E16 N4 W16\$ E40 N24\$.											