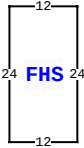


STEPHENS JOHN D JR/LEE JANET
276 SW GREY WAY
HIGH SPRINGS, FL 32643

16-7S-17-10006-222

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																				
Exterior Wall	32	HARDIE BRD 80	0100	01	3,253	125.0524	140.06	455,615	2018	2018	0	0	7.00	93.00	Tax Group: 3 Tax Dist:																			
Exterior Wall	21	STONE 20	1 SINGLE FAM 100% - 2019												Heated Area: 2882 HX Base Yr 2019																			
Roof Structur	08	IRREGULAR 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	12	HARDWOOD 80																																
Interior Floo	15	HARDTILE 20																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		4 100																																
Bathrooms		2.5 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Architectual	05	CONV 100																																
Units		0 100																																
Kitchen Adjus	01	01 100																																
Quality	07	07																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA													02																			
NEIGHBORHOOD/LOC	16717.020	1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,594	100		2,594	337,884																													
FGR	576	55		317	41,291																													
FHS	288	60		173	22,534																													
FOP	136	30		41	5,340																													
FSP	320	40		128	16,673																													
TOTALS	3,914			3,253	423,722																													
EXTRA FEATURES					276 SW GREY WAY, HIGH SPRINGS										BLD DATE					LGL DATE					05/15/2024					MLU				
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200																		
2	0166	CONC,PAVMT	0	100	0	0	3,770.00	UT	2.00	2.00	100	2018	2018	3	100	7,540																		
TOTAL OB/XF 8,740																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	70,000.00	84,000.00	84,000																	
REVIEW DATE 01/30/2019 BY JH Total Acres: 5.02 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/19/2025 BY SYS																																		