

LOT 24 RIVER RISE S/D UNIT 1.

WD 1083-1270, WD 1391-2196,

SAPP EDWARD W/SAPP SYBIL LYNN
422 SW GREY WAY
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-224



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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
Units		0 100

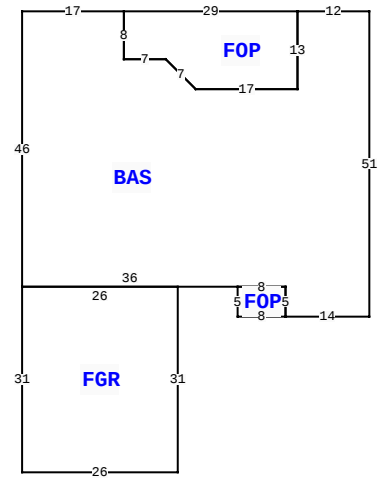
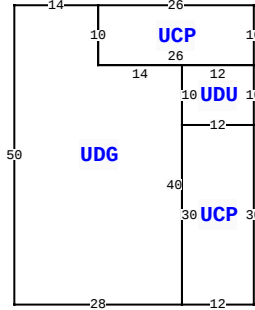
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100		2,409	311,907
FGR	806	55		443	57,358
FOP	40	30		12	1,554
FOP	330	30		99	12,818
UCP	260	20		52	6,732
UCP	360	20		72	9,322
UDG	1,260	55		693	89,727
UDU	120	55		66	8,546
TOTALS	5,585			3,846	497,963

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	500.00	500.00
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,000.00	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,846	122.9800	137.74	529,748	2020	2020	0	0
1 SINGLE FAM 100% - 2021 Heated Area: 2409 HX Base Yr 2021									



COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3								Tax Dist:	
BUILDING MARKET VALUE								497,963	
TOTAL MARKET OB/XF VALUE								1,500	
TOTAL LAND VALUE - MARKET								70,000	
TOTAL MARKET VALUE								569,463	
SOH/AGL Deduction								246,511	
ASSESSED VALUE								322,952	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								272,230	
TOTAL JUST VALUE								569,463	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								574,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041945	Storage Building	50,000	05/18/2021
38857	SFR	0	11/05/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1391/2196	8/20/2019	WD	Q	V	01	65,000			
GRANTOR: WILLIAM H & CLARA J B									
GRANTEE: EDWARD W & SYBIL LY									
1083/1270	4/07/2006	WD	Q	V		78,000			
GRANTOR: SUMMERS									
GRANTEE: BEMBRY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 S13 W17 U5L5 W7 N8 W17 S46 E36 E8 S5 E14 N51 \$									
UDG=[ORIG=-151,6] E14 S10 E14 S40 W28 N50 \$									
FGR=[ORIG=-58,46] S31 E26 N31 W26 \$									
UCP=[ORIG=-123,26] E12 S30 W12 N30 \$									
FOP=[ORIG=-12,0] W29 S8 E7 D5R5 E17 N13 \$									
UCP=[ORIG=-137,6] E26 S10 W26 N10 \$									
UDU=[ORIG=-123,16] E12 S10 W12 N10 \$									
FOP=[ORIG=-22,46] S5 E8 N5 W8 \$									

TOTAL OB/XF									
1,500									