NW1/4 OF NE1/4 EX .083 AC IN THE
IN ORB 1142-218 & EX 18.47 AC DE
WD 1146-1365 & EX 9.76 AC DESC I

WALDREP SONYA
1222 SW ACIE JAMES RD
HIGH SPRINGS, FL 32643

2026

21-7S-17-10034-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

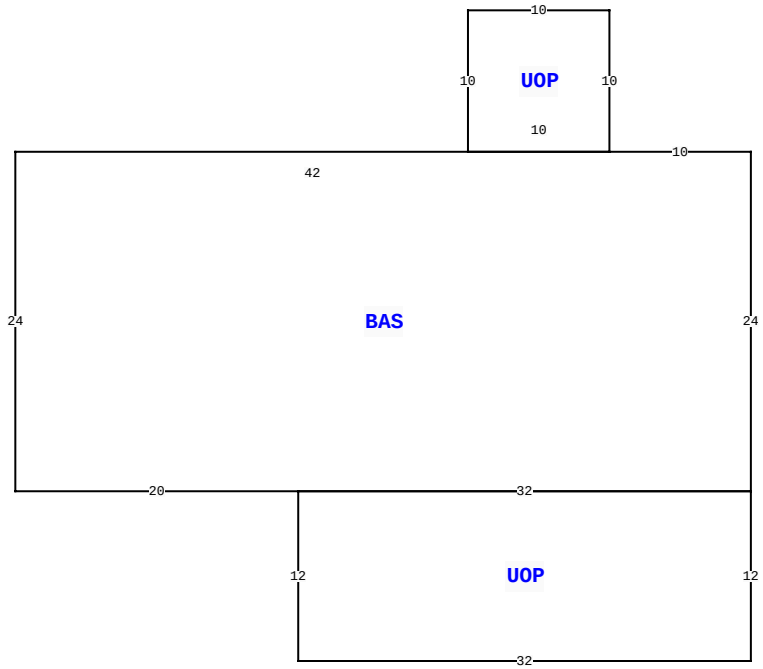
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	25,045
UOP	100	25		25	502
UOP	384	25		96	1,926
TOTALS	1,732			1,369	27,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,369	83.6100	50.17	68,683	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1248 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1222 SW ACIE JAMES RD, HIGH SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,473
TOTAL MARKET OB/XF VALUE		16,700
TOTAL LAND VALUE - MARKET		63,080
TOTAL MARKET VALUE		55,252
SOH/AGL Deduction		32,048
ASSESSED VALUE		23,204
TOTAL EXEMPTION VALUE	HX HB SX WX	23,204
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,253

BLDG:1:1: NEWH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24482	M H	366	05/09/2006
10555	M H	125	12/11/1995
9957	PUMP/UTPOL	30	07/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/2475	1/02/2008	QC	Q	V	01	100
GRANTOR: RUSSELL POWELL						
GRANTEE: WILLIAM & SONYA WAL						
0618/0494	3/01/1987	WD	Q	V	01	38,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N10 W10 S10 E10$ W42 S24 E20 UOP= S12 E32 N12 W32$ E32 N24$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,700

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.64	AC		1.00	1.00	1.00	280.00	280.00	1,579							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.64	AC		1.00	1.00	1.00	9,500.00	9,500.00	53,580							

REVIEW DATE 12/15/2017 BY DF Total Acres: 6.64 Total Land Value: 11,079 Market: 53,580 Agricultural: 1,579 Common: 9,500 PRINTED 11/07/2025 BY SYS