LOT 2 HERMITAGE S/D.
WD 1194-1457, WD 1456-1542,

DROTOS MARIAH
254 SW HERMITAGE GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10039-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

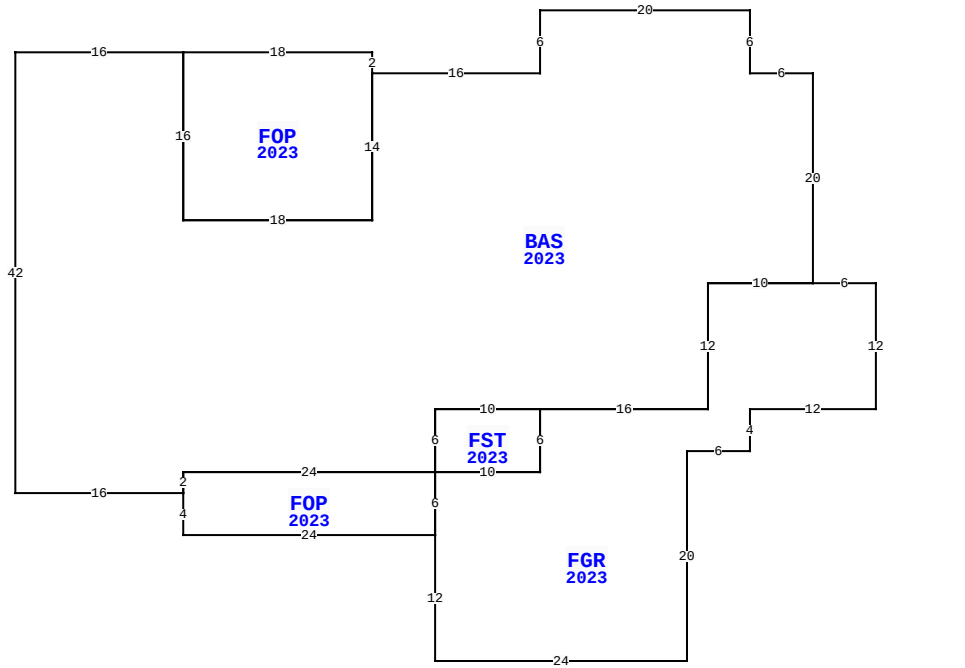
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2023	2,484	317,147
FGR	732	55	2023	403	51,453
FOP	144	30	2023	43	5,490
FOP	288	30	2023	86	10,980
FST	60	55	2023	33	4,213
TOTALS	3,708			3,049	389,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,049	118.4370	132.65	404,450	2022	2022	0	0	0	3.75	96.25

1 SINGLE FAM 100% - 2023 Heated Area: 2484 HX Base Yr 2023



254 SW HERMITAGE GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		389,283
TOTAL MARKET OB/XF VALUE		43,160
TOTAL LAND VALUE - MARKET		116,000
TOTAL MARKET VALUE		548,443
SOH/AGL Deduction		150,237
ASSESSED VALUE		398,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,484
TOTAL JUST VALUE		548,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050314	Storage Building	9,000	07/10/2024
000047719	Swimming Pool and	71,700	07/24/2023
000046082	Electrical Servic	0	12/12/2022
000044122	New Residential C	345,000	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1542	1/06/2022	WD	Q	V	01	136,900
GRANTOR: THE HERMITAGE LLC						
GRANTEE: DROTOS MARIAH						
1194/1457	5/10/2010	WD	U	V	16	100
GRANTOR: MARK P & NANCY J SULL						
GRANTEE: THE HERMITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,20] S42 E16 N2 E24 N6 E10 E16 N12 E10 N20 W6 N6 W20 S6 W16 S14 W18 N16 W16 $
FGR=[YR=2023;ORIG=80,60] S6 S12 E24 N20 E6 N4 E12 N12 W6 W10 S12 W16 S6 W10 $
FOP=[YR=2023;ORIG=56,20] S16 E18 N14 N2 W18 $
FOP=[YR=2023;ORIG=56,60] S2 S4 E24 N6 W24 $
FST=[YR=2023;ORIG=80,54] E10 S6 W10 N6 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
2	0260	PAVEMENT-A	0	100	0	0	900.00	UT	2.50	2.50	100	2023	2022		100	2,250	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2024	2023		97	31,370	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,240.00	3,240.00	100	2025	2024		100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 43,160

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	116,000.00	116,000.00	116,000							

REVIEW DATE 12/16/2024 BY randall Total Acres: 5.00 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 11/05/2025 BY SYS