LOT 7 HERMITAGE S/D.
WD 1194-1457, WD 1481-877, WD 15

HEDICK JAMES M III/HEDICK KATHERINE M
125 SW HERMITAGE GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10039-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

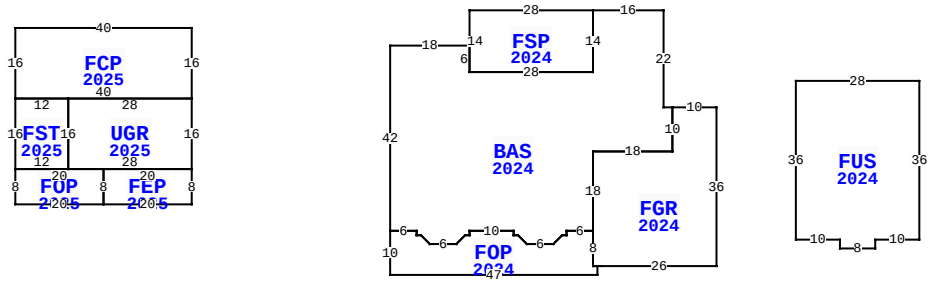
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
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	2,352	100	2024	2,352	342,563
FCP	640	25	2025	160	23,303
FEP	160	80	2025	128	18,643
FGR	828	55	2024	455	66,270
FOP	406	30	2024	122	17,769
FOP	160	30	2025	48	6,991
FSP	392	40	2024	157	22,866
FST	192	55	2025	106	15,439
FUS	1,024	100	2024	1,024	149,143
UGR	448	45	2025	202	29,421
TOTALS	6,602			4,754	692,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,754	132.6960	148.62	706,539	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 3376 HX Base Yr 2025



125 SW HERMITAGE GLN, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		692,408
TOTAL MARKET OB/XF VALUE		11,050
TOTAL LAND VALUE - MARKET		116,000
TOTAL MARKET VALUE		819,458
SOH/AGL Deduction		0
ASSESSED VALUE		819,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		768,736
TOTAL JUST VALUE		819,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		826,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050702	Electrical Servic	0	08/29/2024
000050318	Storage Building	75,000	07/10/2024
000046636	New Residential C	325,000	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/158	3/25/2024	WD	Q	I	01	980,000
GRANTOR: GEIGER FARMS, LLC						
GRANTEE: HEDICK JAMES M III						
1481/877	12/16/2022	WD	Q	V	01	139,900
GRANTOR: THE HERMITAGE LLC						
GRANTEE: GEIGER FARMS, LLC						

BUILDING NOTES

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	5,200.00	5,200.00	100	2024	2023		100	5,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	450.00	450.00	100	2024	2023		100	450	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,50] N22 W16 S14 W28 N6 W18 S42 E6 S1 E1 D2R2 E6 U2R2 E1 N1 E10 S1 E1 D2R2 E6 U2R2 E1 N1 E6 N18 E18 N10 W2 $
FUS=[YR=2024;ORIG=130,80] E10 S2 E8 N2 E10 N36 W28 S36 $
FGR=[YR=2024;ORIG=86,86] E26 N36 W10 S10 W18 S18 S8 E2 $
FOP=[YR=2024;ORIG=38,78] S10 E47 N2 W1 N8 W6 S1 W1 D2L2 W6 U2L2 W1 N1 W10 S1 W1 D2L2 W6 U2L2 W1 N1 W6 $
FSP=[YR=2024;ORIG=84,42] N14 W28 S14 E28 $
FCP=[YR=2025;ORIG=-47,32] E40 S16 W40 N16 $
FST=[YR=2025;ORIG=-47,48] E12 S16 W12 N16 $
UGR=[YR=2025;ORIG=-35,48] E28 S16 W28 N16 $
FOP=[YR=2025;ORIG=-47,64] E20 S8 W20 N8 $

LAND DESCRIPTION

TOTAL OB/XF 11,050

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	0000	C	VAC RES	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: 5.01 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 09/19/2025 BY SYS