THE NORTH 420 FT OF EAST 210 FT, OF NE1/4.

CANTY MIKAELA
574 SW ACIE JAMES RD
HIGH SPRINGS, FL 32643

2026

21-7S-17-10041-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

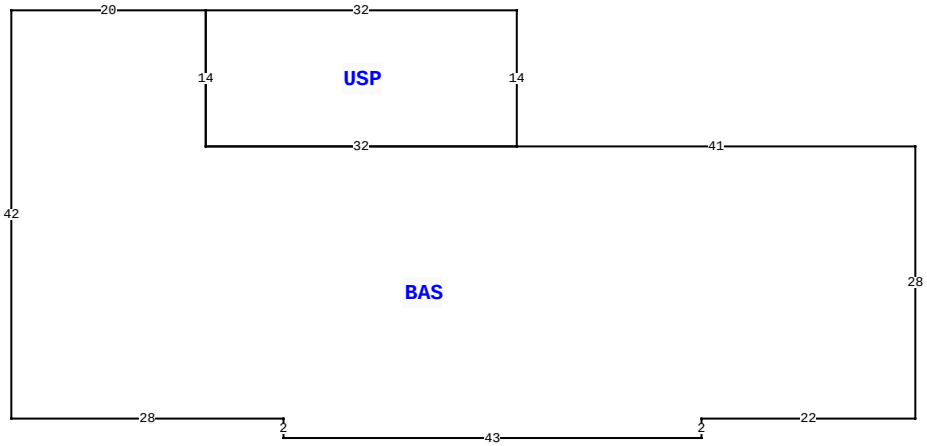
NEIGHBORHOOD/LOC 21717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,970	100		2,970	211,216
USP	448	35		157	11,165
TOTALS	3,418			3,127	222,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,127	97.6887	109.41	342,125	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2970 HX Base Yr 2022



774 SW ACIE JAMES RD, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,381
TOTAL MARKET OB/XF VALUE		4,772
TOTAL LAND VALUE - MARKET		28,280
TOTAL MARKET VALUE		255,433
SOH/AGL Deduction		39,202
ASSESSED VALUE		216,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,509
TOTAL JUST VALUE		255,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/841	9/28/2021	QC	U	I	11	100
GRANTOR: CANTY EALINE D						
GRANTEE: CANTY MIKAELA						
1129/0578	4/20/2007	WD	Q	V	01	100
GRANTOR: ISIAH L PARNELL						
GRANTEE: GEORGE & DEBORAH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 USP= N14 W32 S14 E32$ W32 N14 W20 S42 E28 S2E43 N2 E22 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1,236.00	UT	2.00	2.00	100	2005	2005	3	100	2,472	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,772

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-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,280							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.02 Total Land Value: 28,280 Market: 0 Agricultural: 0 Common: 28,280 PRINTED 09/19/2025 BY SYS