

ALEXANDER TRADENA R
568 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

21-7S-17-10042-014

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Stories

Architectural Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

31VINYL SID 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

1.1. 100

01CONV 100

0 100

0303 100

0101 100

0505

0200MOBILE HOME

MKT AREA02

21717.001.00/

1,216100

1,21671,608

TOTALS

1,216

1,216

71,608

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0201021,216113.9000107.07

130,19720002000

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045.0055.00

1MANUF 1100% - 2024

Heated Area: 1216

HX Base Yr 2024

76

16

BAS

16

76

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE71,608

TOTAL MARKET OB/XF VALUE7,000

TOTAL LAND VALUE - MARKET28,280

TOTAL MARKET VALUE106,888

SOH/AGL Deduction7,821

ASSESSED VALUE99,067

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE48,345

TOTAL JUST VALUE106,888

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE106,888

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1456/13901/07/2022QC U I 11100

GRANTOR: SPIVEY LARKEAVER G

GRANTEE: ALEXANDER TRADENA R

0928/06595/25/2001WD Q V 01100

GRANTOR: JOSEPH JAMES

GRANTEE: TRADENA ALEXANDER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16\$.

EXTRA FEATURES

568 SW CHINCHILLA GLN, HIGH SPRINGS

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPT HFACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

19945Well/Sept0100001.00UT7,000.007,000.0010031007,000

LAND DESCRIPTION

TOTAL OB/XF7,000

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TUNIT TYPEDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.001.01AC1.001.001.0014,000.0014,000.0014,140

20000CVAC RES1000.000.001.01AC1.001.001.0014,000.0014,000.0014,140

REVIEW DATE12/15/2017BYDFTotal Acres: 2.02Total Land Value: 28,280Market: 0Agricultural: 0Common: 28,280PRINTED 11/07/2025 BY SYS