COMM NW COR OF SE1/4, RUN E 499.
CONT E 160 FT, S 160 FT, W 160 F
POB & COMM AT NW COR OF SE1/4 OF

WHITTON JESSICA
240 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-015

BUILDING CHARACTERISTICS

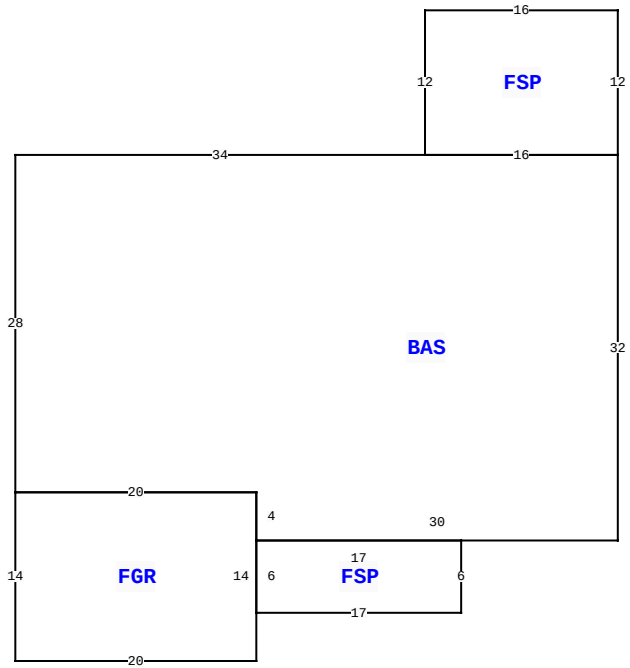
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,520	100		1,520	153,751
FGR	280	55		154	15,578
FSP	102	40		41	4,147
FSP	192	40		77	7,789
TOTALS	2,094			1,792	181,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	112.8960	126.44	226,580	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 1520 HX Base Yr 2013



240 SW CHINCHILLA GLN, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,264
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		48,133
TOTAL MARKET VALUE		230,097
SOH/AGL Deduction		60,097
ASSESSED VALUE		170,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,278
TOTAL JUST VALUE		230,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22344	SFR	439	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/2165	2/09/2024	WD	U	V	30	25,000
GRANTOR: LUONGO THOMAS F						
GRANTEE: WHITTON JESSICA M						
1243/1007	9/25/2012	WD	Q	I	01	110,000
GRANTOR: MARIE IDA LUONGO						
GRANTEE: JESSICA M WHITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S28 FGR= S14 E20 N14 W20$ E20 S4 FSP= S6 E17 N6 W17$ E30 N32 FSP= N12 W16 S12 E16$ W16$.

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	20	14	280.00	UT	2.50	2.50	100	2005	2005	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100		A-1	0.00	0.00	0.58	AC		1.00	1.00	1.42	12,000.00	17,040.00	9,883							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,250							

REVIEW DATE 12/18/2017 BY DF Total Acres: 5.08 Total Land Value: 48,133 Market: 0 Agricultural: 0 Common: 48,133 PRINTED 11/07/2025 BY SYS