N 4 AC OF E1/2 OF NE1/4 OF
SW1/4. ORB 643-748 & BEG AT
NW COR OF SE1/4, RUN E 51.14

JAMES DERRICK WARREN
334 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2026

21-7S-17-10043-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

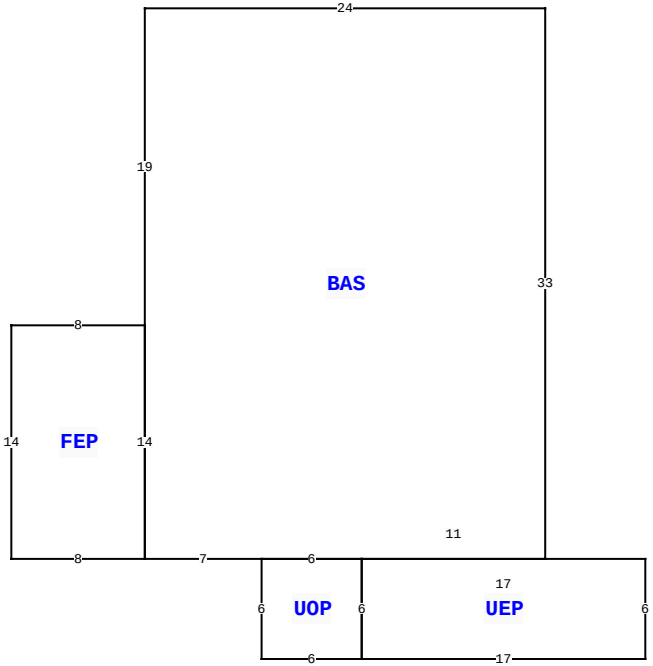
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	792	100		792	42,034
FEP	112	80		90	4,777
UEP	102	60		61	3,238
UOP	36	20		7	372
TOTALS	1,042			950	50,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	950	72.9000	81.65	77,568	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 792 HX Base Yr



334 SW CHINCHILLA GLN, HIGH SPRINGS

BLD DATE	05/06/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,419
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		34,510
TOTAL MARKET VALUE		94,829
SOH/AGL Deduction		58,183
ASSESSED VALUE		36,646
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,646
TOTAL JUST VALUE		94,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13951	M H	125	04/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1147/1848	4/08/2008	QC	Q	I	03	2,000
GRANTOR: DERRICK W JAMES						
GRANTEE: DERRICK W JAMES						
1117/1817	4/20/2007	QC	Q	V	01	2,300
GRANTOR: JOCOB JAMES						
GRANTEE: DERRICK W JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S19FEP= W8 S14 E8 N14$ S14 E7 UOP= S6 E6 N6 W6$E6
UEP= S6 E17 N6W17$ E11 N33$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	4.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,510							

REVIEW DATE 12/15/2017 BY DF Total Acres: 4.06 Total Land Value: 34,510 Market: 0 Agricultural: 0 Common: 34,510 PRINTED 11/07/2025 BY SYS