N1/2 OF SE1/4 OF SW1/4.

378-285, 878-088, WD 1433-1826,

SKS HOLDINGS LLC
708 LITHIA PINECREST ROAD
BRANDON, FL 33511

2026

25-6S-17-09774-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

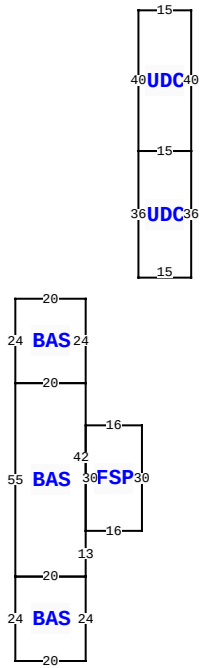
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,211
BAS	480	100		480	38,211
BAS	1,100	100		1,100	87,566
FSP	480	40		192	15,284
UDC	540	25		135	10,746
UDC	600	25		150	11,941
TOTALS	3,680			2,537	201,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	109.3440	122.47	310,706	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2060 HX Base Yr



2355 SE BIBLE CAMP ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	216,414
SOH/AGL Deduction	0
ASSESSED VALUE	216,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,414
TOTAL JUST VALUE	321,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/1826	3/01/2021	WD	U	I	11	100
GRANTOR: SEFCIK BRIAN S						
GRANTEE: SKS HOLDINGS LLC						
0878/0088	3/22/1999	WD	Q	I		54,000
GRANTOR: SCHULTZ						
GRANTEE: SEFCIK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S55 BAS= S24 E20 N24 W20$ E20 N13 FSP= E16 N30 W16 S30$ N42$ BAS= N24 W20 S24 E20$ PTR= N30 E30 UDC= N36 UDC= N40 W15 S40 E15$ W15 S36 E15$ S30 W30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							

REVIEW DATE 10/16/2017 BY RP Total Acres: 20.00 Total Land Value: 14,455 Market: 114,000 Agricultural: 8,455 Common: 6,000 PRINTED 11/06/2025 BY SYS