LOT 6 RIVER VIEW S/D. THAYER WILLIAM F III/THAYER TERESA F

591-629, 678-482, WD 1296-2592, ,

2026

27-7S-17-10055-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

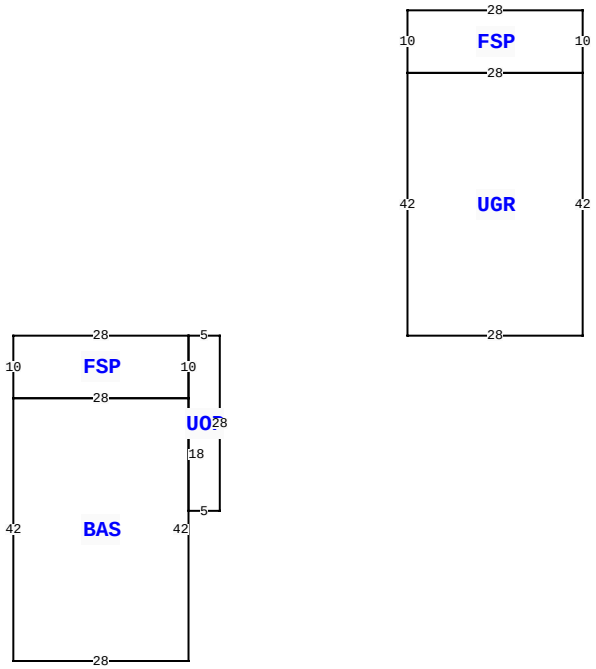
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	27717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	95,504
FSP	280	40		112	9,095
FSP	280	40		112	9,095
UGR	1,176	45		529	42,960
UOP	140	20		28	2,274
TOTALS	3,052			1,957	158,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	111.5500	124.94	244,508	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr



432 SE RIVERVIEW CIR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	158,930
TOTAL MARKET OB/XF VALUE	20,816
TOTAL LAND VALUE - MARKET	29,585
TOTAL MARKET VALUE	209,331
SOH/AGL Deduction	0
ASSESSED VALUE	209,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,331
TOTAL JUST VALUE	209,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22493	POOL ENCL	0	11/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1296/2592	6/11/2015	WD	Q	I	01	190,000
GRANTOR: JOHN E & PAMELA W THO						
GRANTEE: WILLIAM F III & TER						
0678/0482	3/08/1989	WD	Q	I		85,000
GRANTOR: FAULKNER NORMAN						
GRANTEE: THOMAS JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W5 FSP= W28 S10 E28 N10$ S10 BAS= W28 S42 E28 N42$ S18 E5 N28$ PTR=E30 UGR= E28 N42 FSP= N10 W28 S10 E28$ W28S42$ W30$.

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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1986	1986	3	40	14,336	
2	0282	POOL ENCL	0	0	40	24	960.00	UT	15.00	15.00	100	2014	2014	3	45	6,480	

LAND DESCRIPTION

TOTAL OB/XF 20,816

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	0			0.00	0.00	118.34	FF		1.00	1.00	1.00	250.00	250.00	29,585							

REVIEW DATE 01/02/2018 BY DF Total Acres: 0.00 Total Land Value: 29,585 Market: 0 Agricultural: 0 Common: 29,585 PRINTED 11/10/2025 BY SYS