



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																				
Exterior Wall	08	WD OR PLY 100	0800	02	1,416	89.8290	53.90	76,322	1986	1986	0	0	0	60.00	40.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 0													Heated Area: 1344 HX Base Yr																			
Roof Cover	12	MODULAR MT 100														VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 3										Tax Dist:									
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE										30,529									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										33,378									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										248,535									
Bedrooms		3 100														TOTAL MARKET VALUE										92,084									
Bathrooms		2 100														SOH/AGL Deduction										21,891									
Stories	1.	1. 100														ASSESSED VALUE										70,193									
Architectual	01	CONV 100														TOTAL EXEMPTION VALUE										HX HB 36,408									
Units		0 100	BASE TAXABLE VALUE										33,785																						
Condition Adj	02	02 100	TOTAL JUST VALUE										312,442																						
Kitchen Adjus	01	01 100	NCON VALUE										0																						
Quality			03	03	INCOME VALUE																														
DOR CODE			5000	IMPROVED AG										PREVIOUS YEAR MKT VALUE 312,442																					
MAP NUM				MKT AREA		02																													
NEIGHBORHOOD/LOC			28617.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,344	100		1,344	28,977																														
UOP	288	25		72	1,552																														
TOTALS			1,632		1,416	30,529																													
EXTRA FEATURES						179 SW COUNTY ROAD 18 , HIGH SPRINGS										BLD DATE XF DATE INC DATE																			
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	LGL DATE LAND DATE AG DATE																	
1	0263	PRCH, USP	0	100	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	360		04/10/2025 MLU																	
2	0040	BARN, POLE	0	100	24	72	1.00	UT	0.00	0.00	100	0	0	3	100	1,382		BUILDING NOTES																	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200		BUILDING DIMENSIONS																	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336		BAS= W56 S24 E10 UOP= S12 E24 N12 W24\$ E46 N24\$.																	
5	0166	CONC, PAVMT	0	100	0	0	1,000.00	UT	1.50	1.50	100	1995	1995	3	100	1,500																			
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	600																			
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200																			
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																			
10	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800																			
LAND DESCRIPTION						TOTAL OB/XF										30,378																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																		
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																		
3	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																		
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	52.23	AC		1.00	1.00	1.00	281.00	281.00	14,677																		
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	52.23	AC		1.00	1.00	1.00	4,500.00	4,500.00	235,035																		
REVIEW DATE 07/27/2020 BY DF Total Acres: 55.23 Total Land Value: 28,177 Market: 235,035 Agricultural: 14,677 Common: 13,500 PRINTED 11/10/2025 BY SYS																																			

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