

BEG INTERS OF E LINE OF SEC & S
906.66 FT TO W R/W US-41, CONT
658.19 FT, S 164.26 FT, W 663.12

WHITLEY WILLIAM E
294 SW CR 18
HIGH SPRINGS, FL 32643

2026

28-6S-17-09795-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	07	07
DOR CODE	5000 IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	28617.00	1.00/
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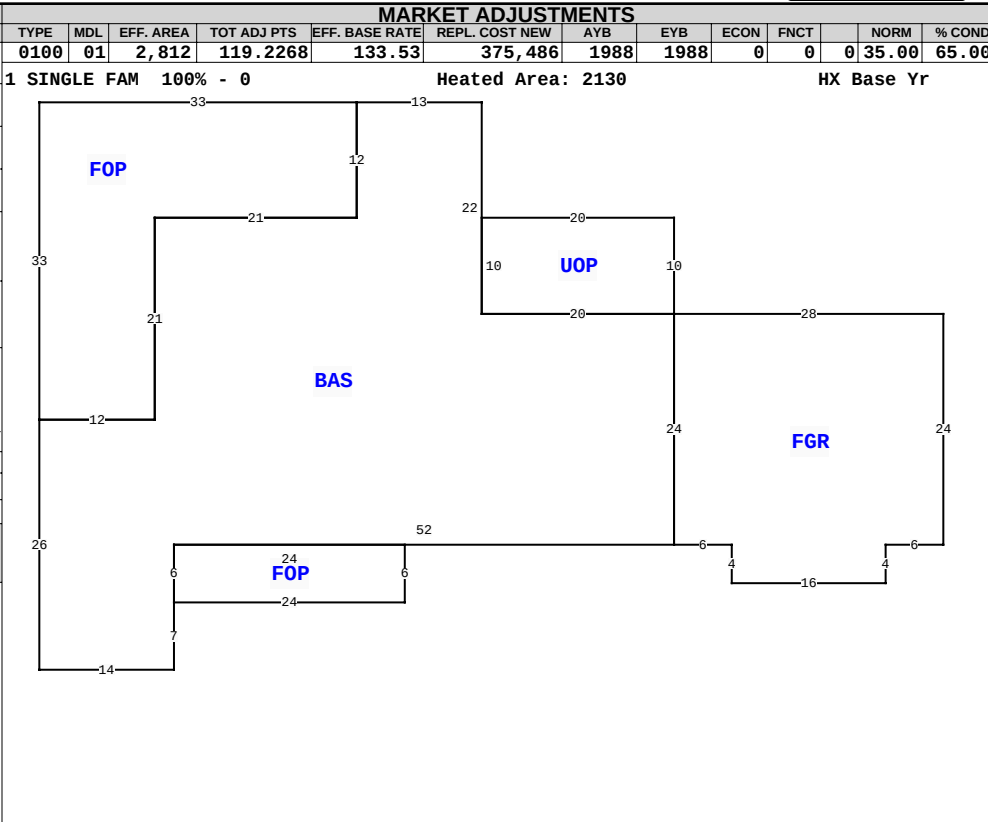
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100		2,130	184,872
FGR	736	55		405	35,152
FOP	144	30		43	3,732
FOP	648	30		194	16,838
UOP	200	20		40	3,472

TOTALS	3,858			2,812	244,066
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.54
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	23.54

REVIEW DATE	10/17/2017	BY	DF
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294 SW COUNTY ROAD 18 , HIGH SPRINGS	BLD DATE	LGL DATE	03/28/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,800	

TOTAL OB/XF													12,600	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00				
A-1	0.00	0.00	23.54	AC		1.00	1.00	1.00	281.00	281.00				
A-1	0.00	0.00	23.54	AC		1.00	1.00	1.00	4,000.00	4,000.00				

Total Acres: 24.54	Total Land Value: 10,615	Market: 94,160	Agricultural: 6,615	Common: 4,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		244,066			
TOTAL MARKET OB/XF VALUE		12,600			
TOTAL LAND VALUE - MARKET		98,160			
TOTAL MARKET VALUE		267,281			
SOH/AGL Deduction		83,774			
ASSESSED VALUE		183,507			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		132,785			
TOTAL JUST VALUE		354,826			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		354,826			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29144	MAINT/ALTR	95	01/26/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0576/0648	10/01/1985	WD	Q	V		31,400

GRANTOR:					
GRANTEE:					

BUILDING DIMENSIONS									
BAS= W13 FOP= W33 S33 E12 N21 E21 N12\$ S12 W21 S21 W12 S26 E14 N7 FOP= E24 N6 W24 S6\$ N6 E52 FGR= E6 S4 E16 N4 E6N24 W28 S24\$ N24 UOP= N10 W20S10 E20\$ W20 N22\$.									