

COMM AT NW COR OF SW1/4 OF
SW1/4, RUN E 696.28 FT TO INTR
OF N LINE & S R/W OF CR 18, E

HUDSON MICHAEL/HUDSON BRITTANY MOSELEY
872 SW COUNTY ROAD 18
HIGH SPRINGS, FL 32643

2026

28-6S-17-09800-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	MOD	AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
Exterior Wall	25	MOD METAL	100	0187	01	1,334	109.0000	87.20	116,325	2023	2023	0	0	0	2.50	97.50																	
Exterior Wall	00	N/A	0	1 SFR/PREMTL 100% - 2024										Heated Area: 768										HX Base Yr 2024									
Roof Structure	03	GABLE/HIP	100	60 60 24 32 32 18 24 18 UOP 2024 BAS 2024																													
Roof Cover	03	COMP SHNGL	100																														
Interior Wall	05	DRYWALL	100																														
Interior Floor	13	LAM/VNLPLK	100																														
Interior Floor	00	N/A	0																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms	1	100																															
Bathrooms	1	100																															
Frame	02	WOOD FRAME	100																														
Stories	1.	1.100																															
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			28617.00	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	768	100	2024	768	65,296																												
UOP	2,832	20	2024	566	48,121																												
TOTALS			3,600		1,334	113,417																											
EXTRA FEATURES										872 SW COUNTY ROAD 18 , HIGH SPRINGS																							
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	200																		
2	0040	BARN, POLE	0 100	36	52	1.00	UT	0.00	0.00	100	0	0	3	100	1,123																		
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
4	0030	BARN, MT	0 100	32	20	1.00	UT	0.00	0.00	100	0	0	3	100	640																		
5	0030	BARN, MT	0 100	30	20	1.00	UT	0.00	0.00	100	0	0	3	100	720																		
6	0040	BARN, POLE	0 100	40	20	1.00	UT	0.00	0.00	100	0	0	3	100	480																		
7	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250																		
8	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																		
TOTAL OB/XF										10,613																							
LAND DESCRIPTION																																	
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500																
REVIEW DATE 12/28/2023 BY HC Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/11/2025 BY SYS																																	