

COMM NE COR OF W1/2 OF SE1/4, RU
FOR POB, CONT S 329 FT, W 613.96
W 15 FT, N 25 FT, W 696.08 FT TO

MCKENZIE JAMES M/MCKENZIE KERRI E
1031 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 33617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	201,895
FOP	288	30		86	9,457
FUS	854	100		854	93,909
PTO	192	5		10	1,100
UGR	1,200	45		540	59,381
UOP	288	20		58	6,378

TOTALS 4,658 3,384 372,120

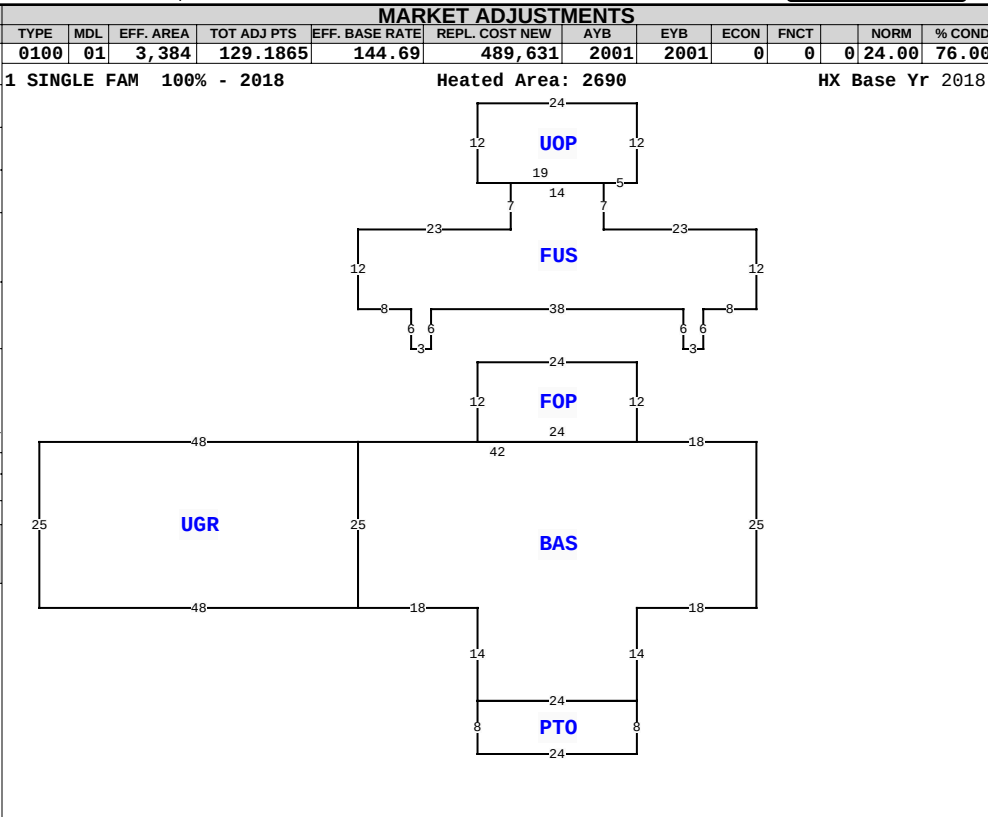
EXTRA FEATURES

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
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	18,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							
2	0000	C	VAC RES	100					1.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	12,600							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.52	AC		1.00	1.00	1.00	280.00	280.00	1,266							
4	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,680							
5	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,680							

REVIEW DATE 06/24/2020 BY KR



1031 SW OLD LAKE CITY TER, HIGH SPRINGS

1031 SW OLD LAKE CITY TER, HIGH SPRINGS					XE DATE						LAND DATE		04/08/2025		MLU	
					INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	0.00	0.00	100	2001	2001	3	100	500							
1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500							
1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200							
1.00	UT	0.00	0.00	100	2013	2013	3	100	400							
1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
1.00	UT	0.00	0.00	100	2013	2013	3	100	100							
1.00	UT	0.00	0.00	100	2013	2013	3	100	200							
1.00	UT	0.00	0.00	100	2018	2018	3	100	18,500							

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							
2	0000	C	VAC RES	100					1.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	12,600							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.52	AC		1.00	1.00	1.00	280.00	280.00	1,266							
4	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,680							
5	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,680							

REVIEW DATE 06/24/2020 BY KR Total Acres: 11.42 Total Land Value: 63,366 Market: 81,360 Agricultural: 1,266 Common: 62,100 PRINTED 10/10/2025 BY SYS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		372,120
TOTAL MARKET OB/XF VALUE		30,400
TOTAL LAND VALUE - MARKET		143,460
TOTAL MARKET VALUE		465,886
SOH/AGL Deduction		140,159
ASSESSED VALUE		325,727
TOTAL EXEMPTION VALUE	HX HB VX 13	325,727
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		545,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40321	POOL	75	08/11/2020
21291	GARAGE	75	11/24/2003
17355	SFR	305	08/24/2000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40321	POOL	75	08/11/2020
21291	GARAGE	75	11/24/2003
17355	SFR	305	08/24/2000

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W18 FOP= N12 W24 S12 E24\$ W42 UGR= W48 S25 E48 N25\$ S25 E18 S14 PTO= S8 E24 N8 W24\$ E24 N14E18 N25\$ PTR= N20 FUS= N12 W23 N7 UOP= E5 N12 W24 S12 E19\$ W14 S7 W23 S12 E8 S6 E3 N6 E38 S6 E3 N6 E8\$ S20\$.			