COMM NE COR OF W1/2 OF SE1/4, S
POB, CONT S 667.93 FT, W 1246.54
A CO RD, N 678.25 FT, E 1327.43

CANCIGLIA ROBERT J/CANCIGLIA CAROLE A
1071 SW OLD LAKE CITY TERR
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

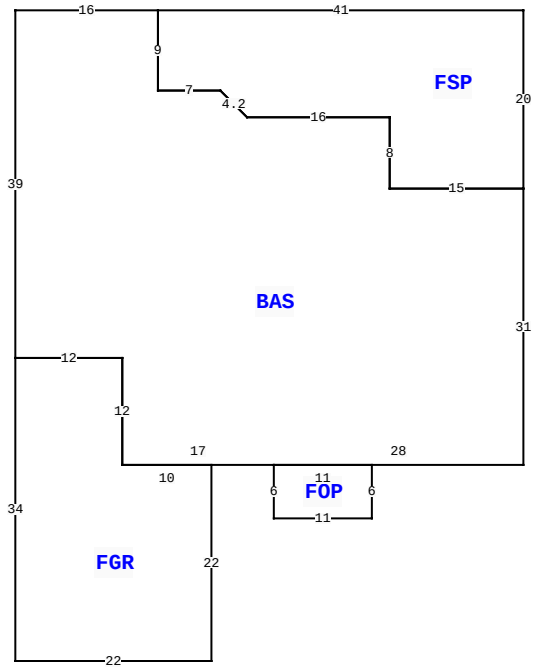
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED 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	2,177	100		2,177	288,446
FGR	628	55		345	45,711
FOP	66	30		20	2,650
FSP	587	40		235	31,136
TOTALS	3,458			2,777	367,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	127.2040	142.47	395,639	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2177 HX Base Yr 2019



1071 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		367,944
TOTAL MARKET OB/XF VALUE		49,366
TOTAL LAND VALUE - MARKET		114,300
TOTAL MARKET VALUE		431,516
SOH/AGL Deduction		103,617
ASSESSED VALUE		327,899
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		222,177
TOTAL JUST VALUE		531,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042002	Screen Enclosure	12,000	05/25/2021
40321	POOL	0	08/10/2020
35652	SFR	1,184	08/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/2179	7/07/2008	WD	Q	I	01	100
GRANTOR: MICHAEL CANCIGLIA						
GRANTEE: ROBERT J & CAROLE A						
0887/1475	7/15/2999	WD	Q	V		60,000
GRANTOR: RUMPH						
GRANTEE: CANCIGLIA'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S39 FGR= S34 E22 N22 W10 N12 W12$ E12 S12 E17 FOP= S6 E11 N6 W11$ E28 N31 FSP= N20 W41 S9 E7 D3 R3 E16 S8 E15$ W15 N8 W16 L3 U3 W7 N9$.

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	0166	CONC,PAVMT	0	100	0	0	930.00	UT	2.00	2.00	100	2018	2018	3	100	1,860	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2022	2021		93	33,331	
3	0282	POOL ENCL	0	100	42	30	1,260.00	UT	15.00	15.00	100	2022	2021		75	14,175	

LAND DESCRIPTION

TOTAL OB/XF 49,366

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0			0.00	0.00	11.70	AC		1.00	1.00	1.00	445.00	445.00	5,206							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,300							

REVIEW DATE 11/22/2021 BY HC Total Acres: 12.70 Total Land Value: 14,206 Market: 105,300 Agricultural: 5,206 Common: 9,000 PRINTED 10/10/2025 BY SYS