THE S 5.94 AC OF THE FOLLOWING D
COR OF W1/2 OF SE1/4, RUN S 996.
POB, CONT S 368.04 FT, W 1122.99

CANCIGLIA MICHAEL
1165 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-315

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

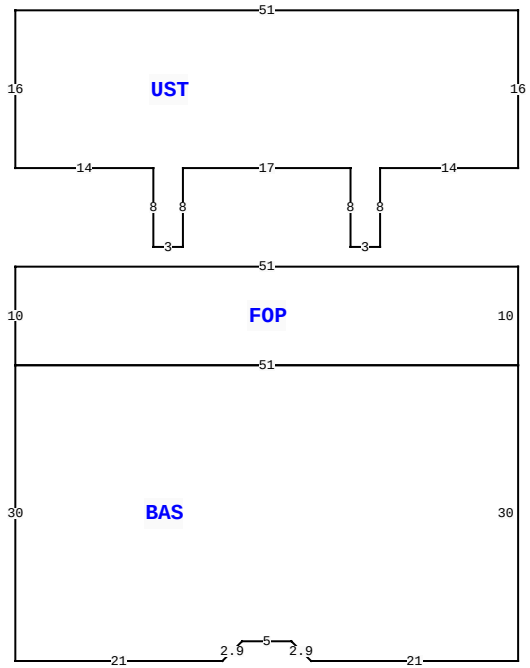
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 33617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	157,435
FOP	510	30		153	15,889
UST	864	45		389	40,397
TOTALS	2,890			2,058	213,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	110.3860	123.63	254,431	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 1516 HX Base Yr 2010



1165 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,722
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		227,174
SOH/AGL Deduction		81,038
ASSESSED VALUE		146,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,414
TOTAL JUST VALUE		309,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27148	SFR	699	07/08/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1648	4/25/2015	QC	U	I	11	100
GRANTOR: MICHAEL J & LESLIE T						
GRANTEE: MICHAEL J CANCIGLIA						
1154/2177	7/08/2008	WD	Q	V	01	100
GRANTOR: ROBERT J & CAROLE ANN						
GRANTEE: MICHAEL J CANCIGLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N10 W51 S10 E51$ W51 S30 E21 U2 R2 E5 D2 R2 E21$ PTR= N50 UST= N16 W51 S16 E14 S8 E3 N8 E17 S8 E3 N8 E14$ S50$.

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	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 900

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		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			0.00	0.00	5.80	AC		1.00	1.00	1.00	280.00	280.00	1,624							
3	5500	A	TIMBER 2	0			0.00	0.00	3.21	AC		1.00	1.00	1.00	445.00	445.00	1,428							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							

REVIEW DATE 10/24/2017 BY DF Total Acres: 10.01 Total Land Value: 12,552 Market: 85,595 Agricultural: 3,052 Common: 9,500 PRINTED 11/07/2025 BY SYS