S1/2 OF SW1/4 OF SE1/4.
640-34,35, 656-648, LE 1385-591,

DURR JOHN A
P O BOX 1055
HIGH SPRINGS, FL 32643

2026

33-6S-17-09846-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

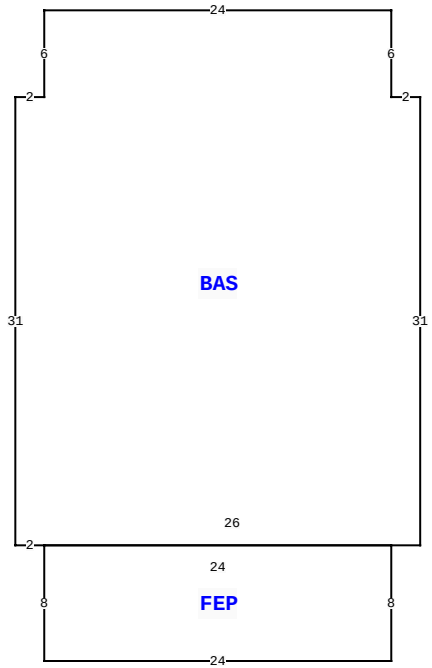
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	39,060
FEP	192	80		154	5,944
TOTALS	1,204			1,166	45,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	53.0145	59.38	69,237	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1012 HX Base Yr



1350 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	45,004
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	59,924
SOH/AGL Deduction	0
ASSESSED VALUE	59,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,924
TOTAL JUST VALUE	225,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/0591	5/15/2019	LE	U	I	14	100

GRANTOR: JOHN A DURR (LIFE EST

GRANTEE: ROGER A DURR (RMDR)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N6 W24 S6 W2 S31 E2 FEP= S8 E24 N8 W24$ E26 N31 $.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							

REVIEW DATE 10/24/2017 BY DF Total Acres: 20.00 Total Land Value: 14,320 Market: 171,000 Agricultural: 5,320 Common: 9,000 PRINTED 09/19/2025 BY SYS