E1/2 OF E1/2 OF NW1/4 & W1/2 OF
442-67, 834-1847, 938-757, 938-7

HIGMAN WILLIAM/HIGMAN ROSETTA
290 COLONY POINT RD S
SAINT PETERSBURG, FL 33705

2026

34-6S-17-09850-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

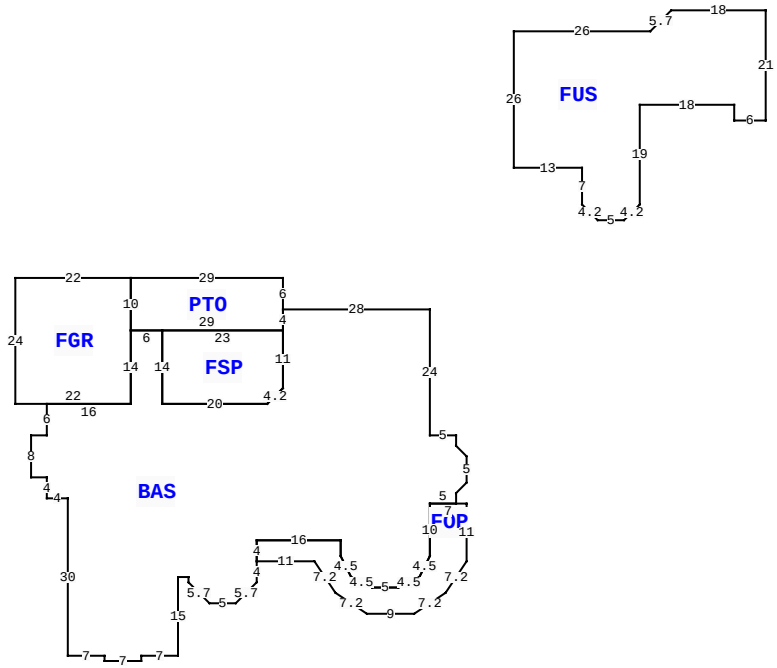
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,314	100		3,314	543,430
FGR	528	55		290	47,554
FOP	290	30		87	14,266
FSP	318	40		127	20,825
FUS	1,159	100		1,159	190,053
PTO	290	5		14	2,296
TOTALS	5,899			4,991	818,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,991	151.8298	182.20	909,360	2005	2015	0	0	0	10.00	90.00

1 EXCEPT SFR 0% - 2025 Heated Area: 4473 HX Base Yr



813 SE BIBLE CAMP ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	818,424
TOTAL MARKET OB/XF VALUE	40,009
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	1,218,433
SOH/AGL Deduction	0
ASSESSED VALUE	1,218,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,218,433
TOTAL JUST VALUE	1,218,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,229,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052297	Electrical Servic	0	02/11/2025
000052202	Right-of-Way Acce		01/30/2025
000047124	Roof Replacement	41,648	05/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/549	2/15/2024	WD	Q	I	01	1,390,000
GRANTOR: CONNELL STACEY						
GRANTEE: HIGMAN WILLIAM						
1468/642	6/03/2022	WD	U	I	11	100
GRANTOR: CONNELL SANDRA FKA SA						
GRANTEE: CONNELL STACEY						

BUILDING NOTES

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	0	20	24	480.00	UT	2.50	2.50	100	2005	2005	3	100	1,200	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	4,000	
3	0280	POOL R/CON	0	0	20	40	849.00	UT	70.00	70.00	100	2006	2006	3	51	30,309	
4	0166	CONC,PAVMT	0	0	0	0	1,320.00	UT	2.50	2.50	100	2006	2006	3	100	3,300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

BUILDING DIMENSIONS

BAS= W28 PTO= N6 W29 S10 E29 N4$ S4 FSP= W23 S14 E20 R3 U3 N11$ S11 D3 L3 W20 N14 W6 FGR= N10 W22 S24 E22 N14$ S14 W16 S6 W3 S8 E3 S4 E4 S30 E7 S1 E7 N1 E7 N15 E2 S1 R4 D4 E5 U4 R4 N4 FOP= E11 D6 R4 D4 R6 E9 R6 U4 R4 U6 N11 W7 S10 L2 D4 L4 D2 W5 U2 L4 U4 L2 N3 W16 S4$ N4 E16 S3 R2 D4 R4 D2 E5 U2 R4 U4 R2 N10 E5 N2 U2 R2 N5 L2 U2 N2 W5 N24$ PTR= E40 N20 FUS= N19 E18 S3 E6 N21 W18 D4 L4 W26 S26 E13 S7 R3 D3 E5 U3 R3 $ W40 S20$.

LAND DESCRIPTION

TOTAL OB/XF 40,009

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	0					79.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	355,500							

REVIEW DATE 04/21/2025 BY TW Total Acres: 80.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 09/19/2025 BY SYS