LOT 1 HAWKS RIDGE ACRES.
410-228, 676-212, 716-252, 746-1

COLLAR JOHN/COLLAR SHARON
359 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

2026

35-6S-17-09860-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

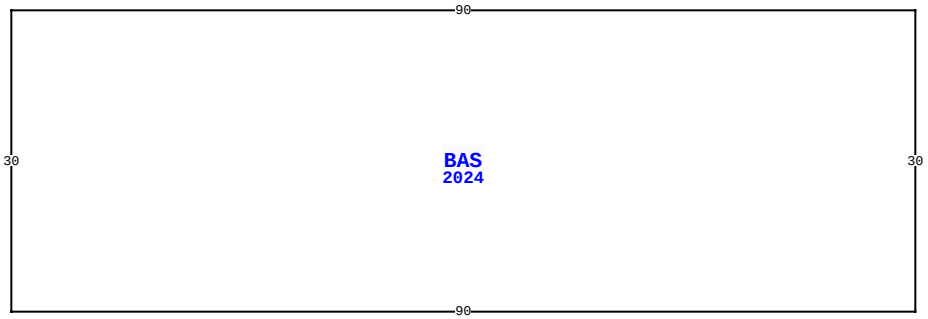
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2024	2,700	206,230
TOTALS	2,700			2,700	206,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,700	97.9200	78.34	211,518	2023	2023	0	0	0	2.50	97.50

2 SFR/PREMTL 100% - 2020 Heated Area: 2700 HX Base Yr 2020



359 SE SEAWOLF WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,230
TOTAL MARKET OB/XF VALUE		21,600
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		267,830
SOH/AGL Deduction		11,144
ASSESSED VALUE		256,686
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		155,964
TOTAL JUST VALUE		267,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050875	Electrical Servic	0	09/20/2024
000044741	New Residential C	30,000	06/22/2022
000043799	Electrical Servic	0	02/28/2022
000042808	Storage Building	50,000	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/1943	7/23/2019	WD	U	I	12	100
GRANTOR: KEELY SHEPHERD						
GRANTEE: JOHN COLLAR & SHARO						
1370/0321	9/10/2018	WD	Q	I	01	39,000
GRANTOR: JOHN & SHARON COLLAR						
GRANTEE: KEELY SHEPHERD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] S30 E90 N30 W90 $
.

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	0030	BARN,MT	0	100	24	60	1,440.00	UT	15.00	15.00	100	2022	2021		100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 21,600

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 2.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/10/2025 BY SYS