COMM SE COR OF NE1/4, RUN W 988.
CONT W 2123.42 FT, N 599.14 FT,
S 599.14 FT TO POB.

REVOCABLE INTER-VIVOS TRUST OF TIMMY & RHONDA T RO
840 SE WORKER BEE GLN
HIGH SPRINGS, FL 32643

2027

03-7S-17-09876-002

BUILDING CHARACTERISTICS

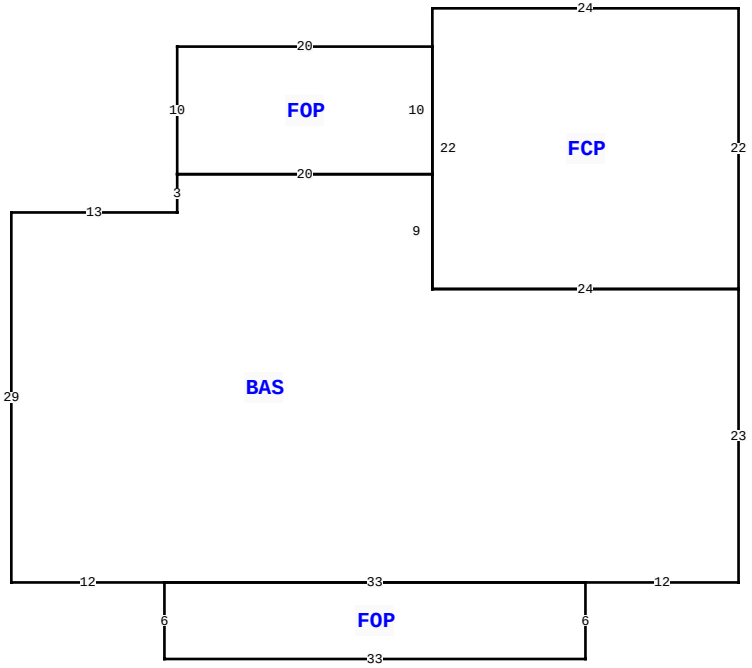
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	196,068
FCP	528	25		132	16,495
FOP	198	30		59	7,373
FOP	200	30		60	7,498
TOTALS	2,495			1,820	227,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	118.3350	130.17	236,909	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1569 HX Base Yr 2022



840 SE WORKER BEE GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,433
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		204,400
TOTAL MARKET VALUE		242,357
SOH/AGL Deduction		34,041
ASSESSED VALUE		208,316
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		151,905
TOTAL JUST VALUE		431,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41081	SFR		12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2396	6/08/2022	WD	U	I	11	100
GRANTOR: ROGERS ROHONDA T						
GRANTEE: REVOCABLE INTER-VIV						
1087/1461	6/06/2006	WD	Q	V	01	100
GRANTOR: RHONDA ROGERS						
GRANTEE: TIMMY & RHONDA ROGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,20] S29 E12 E33 E12 N23 W24 N9 W20 S3 W13 $
FCP=[ORIG=13,4] E24 S22 W24 N22 $
FOP=[ORIG=-7,7] E20 S10 W20 N10 $
FOP=[ORIG=-8,49] E33 S6 W33 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	28.20	AC		1.00	1.00	1.00	281.00	281.00	7,924							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.20	AC		1.00	1.00	1.00	7,000.00	7,000.00	197,400							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 12/02/2021 BY HC Total Acres: 29.20 Total Land Value: 14,924 Market: 197,400 Agricultural: 7,924 Common: 7,000 PRINTED 11/17/2026 BY SYS