COMM NE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT W 2122.89 FT, S 33
FT, S 266.73 FT, E 2063.21 FT, N

THOMAS MATTHEW JUSTIN
20069 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

03-7S-17-09876-003

BUILDING CHARACTERISTICS

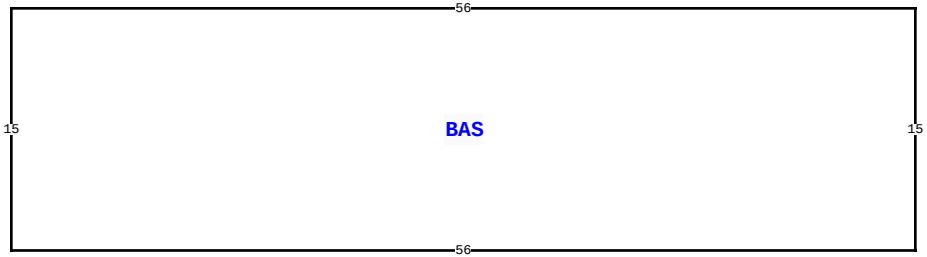
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	840	100		840	57,636
TOTALS	840			840	57,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	113.5000	105.56	88,670	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2022 Heated Area: 840 HX Base Yr



509 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
1	0030	BARN,MT	0	0	0	0	1.00	UT	42,500.00	42,500.00	100	2022	2021		100	42,500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,800.00	3,800.00	100	2024	2023		100	3,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	57,636
TOTAL MARKET OB/XF VALUE	53,500
TOTAL LAND VALUE - MARKET	211,400
TOTAL MARKET VALUE	130,685
SOH/AGL Deduction	0
ASSESSED VALUE	130,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,685
TOTAL JUST VALUE	322,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042398	Electrical Servic	0	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0559	9/08/2020	WD	Q	V	05	90,000
GRANTOR: RHONDA THOMAS ROGERS						
GRANTEE: MATTHEW JUSTIN THOM						
1415/2468	7/24/2020	QC	U	V	11	100
GRANTOR: FRANCES WATSON						
GRANTEE: RHONDA THOMAS ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=12,18] E56 S15 W56 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,500

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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0					28.20	AC		1.00	1.00	1.00	445.00	445.00	12,549							
3	9910	M	MKT.VAL.AG	0					29.20	AC		1.00	1.00	1.00	7,000.00	7,000.00	204,400							

REVIEW DATE 08/25/2023 BY JB Total Acres: 29.20 Total Land Value: 19,549 Market: 204,400 Agricultural: 12,549 Common: 7,000 PRINTED 11/17/2026 BY SYS