

COMM SW COR OF SEC, RUN E 100 FT
441, RUN N 570.05 FT, E 947.36 F
RUN N 695.64 FT, E 312.51 FT, S

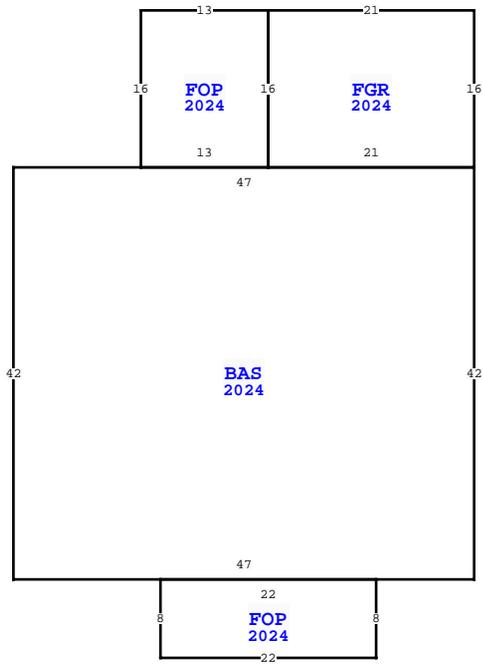
SHEROUSE DILLON L/MILLIRON HALLIE F
347 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-006
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ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	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	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,974	100	2024	1,974	239,590
FGR	336	55	2024	185	22,454
FOP	176	30	2024	53	6,433
FOP	208	30	2024	62	7,525
TOTALS	2,694			2,274	276,002

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,274	108.6400	123.85	281,635	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1974			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	276,002		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	65,130		
TOTAL MARKET VALUE	341,132		
SOH/AGL Deduction	17,505		
ASSESSED VALUE	323,627		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	272,216		
TOTAL JUST VALUE	341,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	324,033		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046284	New Residential C	200,000	01/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1591	7/18/2022	WD Q	Q	I	01	47,500
GRANTOR: DEVANEY GEORGE						
GRANTEE: SHEROUSE DILLON L						
1466/1943	4/11/2022	WD U	U	I	37	40,000
GRANTOR: BALDWIN CARSON L						
GRANTEE: DEVANEY GEORGE						

EXTRA FEATURES		347 SE SUNSET GLN, HIGH SPRINGS														
L N	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=16,12] E47 S42 W47 N42 \$
FGR=[YR=2024;ORIG=42,-4] E21 S16 W21 N16 \$
FOP=[YR=2024;ORIG=29,-4] E13 S16 W13 N16 \$
FOP=[YR=2024;ORIG=31,54] E22 S8 W22 N8 \$

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	312.00	685.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130									