

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

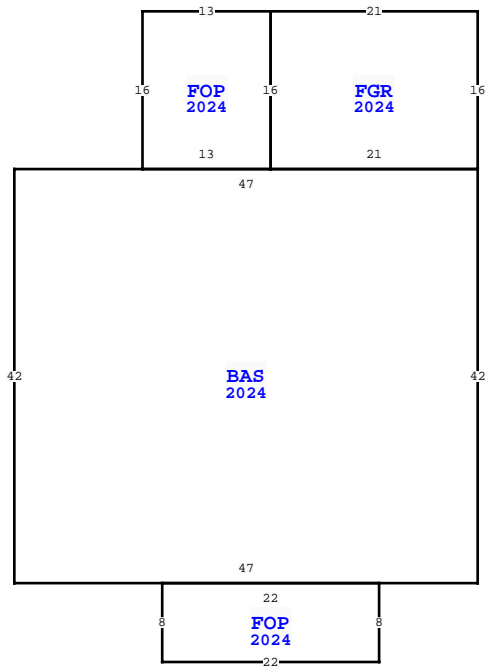
SHEROUSE DILLON L/MILLIRON HALLIE F
347 SE SUNSET GLN
HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-006
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,974	100	2024
FGR	336	55	2024
FOP	176	30	2024
FOP	208	30	2024
TOTALS	2,694		

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	121.68	276,700		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	271,166		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	65,130		
TOTAL MARKET VALUE	336,296		
SOH/AGL Deduction	12,669		
ASSESSED VALUE	323,627		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	272,216		
TOTAL JUST VALUE	336,296		
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	I	01	47,500
GRANTOR: DEVANEY GEORGE						
GRANTEE: SHEROUSE DILLON L						
1466/1943	4/11/2022	WD	U	I	37	40,000
GRANTOR: BALDWIN CARSON L						
GRANTEE: DEVANEY GEORGE						

EXTRA FEATURES																
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
347 SE SUNSET GLN, HIGH SPRINGS																

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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							