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

2027

03-7S-17-09879-006

BUILDING CHARACTERISTICS

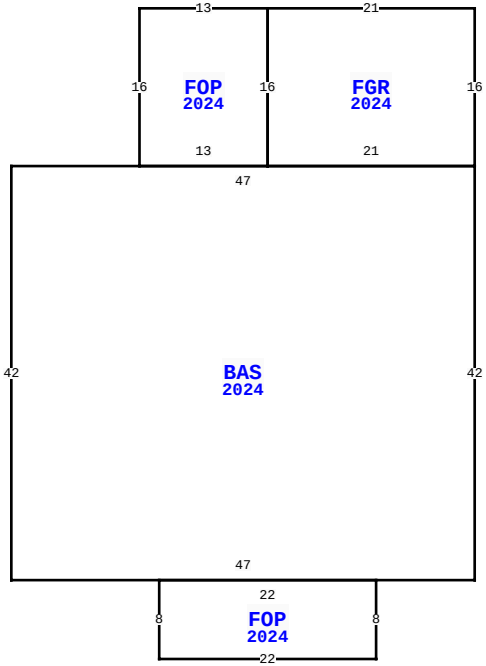
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	231,175
FGR	336	55	2024	185	21,666
FOP	176	30	2024	53	6,207
FOP	208	30	2024	62	7,261
TOTALS	2,694			2,274	266,308

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	119.50	271,743	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1974 HX Base Yr 2024



347 SE SUNSET GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		266,308
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		331,438
SOH/AGL Deduction		0
ASSESSED VALUE		331,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,027
TOTAL JUST VALUE		331,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,296

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						

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 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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS