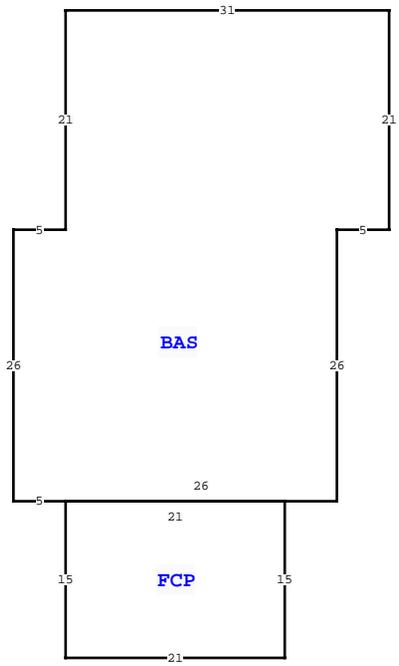




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	1,457	100	
FCP	315	25	
TOTALS	1,772		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,536	105.8760	120.70	185,395	1963	1963		0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1457			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		120,507	
TOTAL MARKET OB/XF VALUE		16,995	
TOTAL LAND VALUE - MARKET		78,480	
TOTAL MARKET VALUE		215,982	
SOH/AGL Deduction		117,101	
ASSESSED VALUE		98,881	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		42,470	
TOTAL JUST VALUE		215,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,785	
PRMT:1:1: 14X60			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045529	Roof Replacement	9,100	09/22/2022
24222	MAINT/ALTR	30	03/10/2006
7884	M H	100	12/10/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1464	9/01/2011	WD	U	I	11	100
GRANTOR: MARTHA L WEIFFENBACH						
GRANTEE: JOHN & HAZEL JEAN S						
0632/0567	9/15/1987	WD	Q	I		48,500
GRANTOR: WEIFFENBACH ELDON						
GRANTEE: SHAW JOHN &						

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
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
10	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

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	0.00	0.00	6.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,480								

COMM SW COR OF SEC, RUN E 100 FT
 US-441, RUN N ALONG R/W 1259.28
 CONT N 861.30 FT, E 355.23 FT, S

SHAW JOHN/SHAW HAZEL JEAN
 20393 S HIGHWAY 441
 HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 120,507 TOTAL MARKET OB/XF VALUE 16,995 TOTAL LAND VALUE - MARKET 78,480 TOTAL MARKET VALUE 215,982 SOH/AGL Deduction 117,101 ASSESSED VALUE 98,881 TOTAL EXEMPTION VALUE HX HB VX 56,411 BASE TAXABLE VALUE 42,470 TOTAL JUST VALUE 215,982 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 200,785																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1221/1464</td> <td>9/01/2011</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: MARTHA L WEIFFENBACH GRANTEE: JOHN & HAZEL JEAN S 0632/0567 9/15/1987 WD Q I 48,500 GRANTOR: WEIFFENBACH ELDON GRANTEE: SHAW JOHN &										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1221/1464	9/01/2011	WD	U	I	11	100
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TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
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																											
11	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																												
LAND DESCRIPTION										TOTAL OB/XF 200																																	
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																			
REVIEW DATE 11/21/2022 BY JS Total Acres: 6.54 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 05/08/2026 BY SYS																																											