

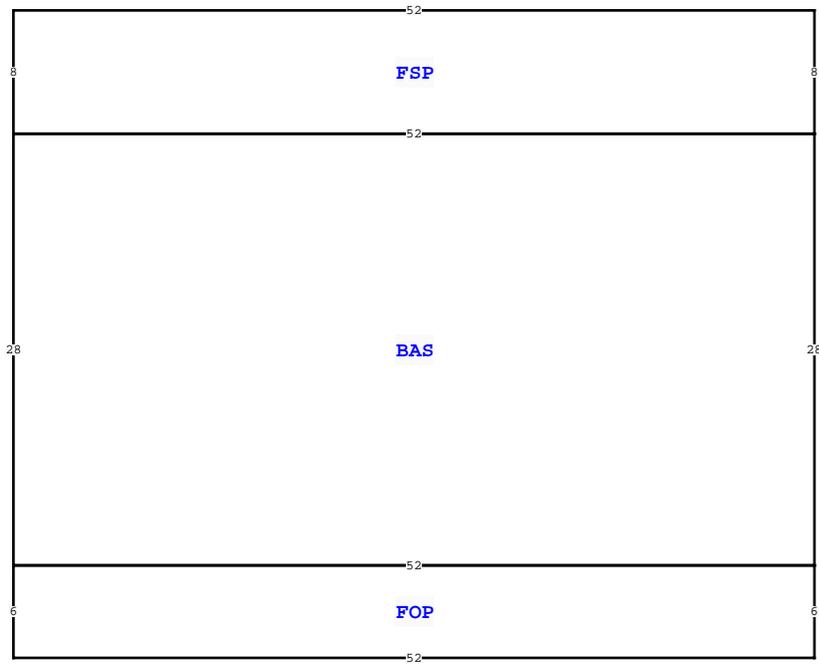
COMM SW COR OF SEC, RUN E 100 FT
 US-441, N ALONG R/W 570.05 FT, E
 FOR POB, N 707.08 FT, E 307.55 F

CHURCHILL CHARLES EDWARD
 413 SE SUNSET GLN
 HIGH SPRINGS, FL 32643

2026

03-7S-17-09879-012


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 51 | LOG 100 | |
| Roof Structur | 08 | IRREGULAR 100 | |
| Roof Cover | 14 | PREFIN MT 100 | |
| Interior Wall | 06 | CUST PANEL 100 | |
| Interior Floor | 13 | LAM/VNLPLK 80 | |
| Interior Floor | 12 | HARDWOOD 20 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Quality | 07 | 07 | |
| 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 | 1,456 | 100 | |
| FOP | 312 | 30 | |
| FSP | 416 | 40 | |
| TOTALS | 2,184 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|------------|-----------|-------------|-------------------|----------------|-----|-----|-----------------|------|----|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
| 2 | SINGLE FAM | 100% | - 2023 | | | | | | | | | |
| | | | | Heated Area: 1456 | | | | HX Base Yr 2023 | | | | |
|  | | | | | | | | | | | | |
| BLD DATE XF DATE INC DATE | | | | | | | | | | | | |
| LGL DATE LAND DATE AG DATE | | | | | | | | | | | | |
| 05/06/2026 MLU | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 266,813 | |
| TOTAL MARKET OB/XF VALUE | | 9,500 | |
| TOTAL LAND VALUE - MARKET | | 65,130 | |
| TOTAL MARKET VALUE | | 341,443 | |
| SOH/AGL Deduction | | 32,383 | |
| ASSESSED VALUE | | 309,060 | |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 | |
| BASE TAXABLE VALUE | | 252,649 | |
| TOTAL JUST VALUE | | 341,443 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 324,524 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1370/2602 | 10/10/2018 | WD | Q | I | 01 | 40,000 |
| GRANTOR: GEORGE H DEVANEY III | | | | | | |
| GRANTEE: CHARLES EDWARD CHUR | | | | | | |
| 1370/2600 | 12/27/2017 | WD | U | I | 11 | 100 |
| GRANTOR: MELISSA B DEVANEY | | | | | | |
| GRANTEE: GEORGE H DEVANEY II | | | | | | |

| 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 |
| 1 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2011 | 2011 |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2013 | 2013 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,500 | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= N28 FSP= N8 W52 S8 E52\$ W52 S28 FOP= S6 E52 N6 W52\$ E52\$. | | | | | | | | | | | | |

| 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 |
| 1 | 0100 | C | SFR | 100 | | A-1 | 307.00 | 707.00 | 5.01 | AC | | 1.00 |