COMM NW COR OF NE1/4 OF SW1/4,
S3 DEG E 653.03 FT, N 87 DEG E
913.94 FT FOR POB, CONT E

CURRAN ERIK MICHAEL/HAWKINS LAUREN RENEE
444 SW SERENITY GLN
HIGH SPRINGS, FL 32643

2027

04-7S-17-09889-005

BUILDING CHARACTERISTICS

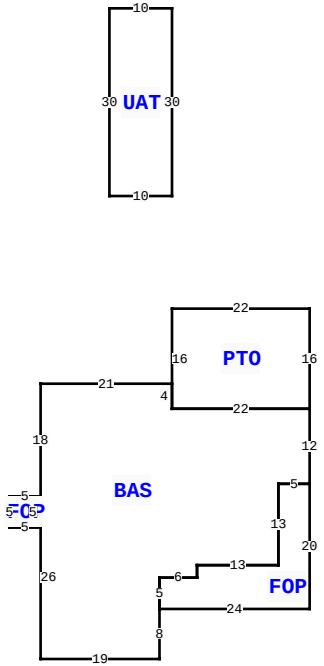
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,391	100		1,391	202,695
FOP	25	30		8	1,166
FOP	221	30		66	9,617
PTO	352	5		18	2,623
UAT	300	10		30	4,372
TOTALS	2,289			1,513	220,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	140.9232	155.02	234,545	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1391 HX Base Yr 2020



444 SW SERENITY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,472
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		111,210
TOTAL MARKET VALUE		268,857
SOH/AGL Deduction		59,469
ASSESSED VALUE		209,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,977
TOTAL JUST VALUE		333,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37016	SFR	622	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0664	7/20/2017	WD	U	V	11	100

GRANTOR: MICHAEL THOMAS CURRAN

GRANTEE: ERIK MICHAEL CURRAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S18 FOP= W5 S5 E5 N5$ S26 E19 N8 FOP= E24 N20 W5 S13 W13 S2 W6 S5$ N5 E6 N2 E13 N13 E5 N12 PTO= N16 W22 S16 E22$ W22 N4$ PTR= N30 UAT= N30 W10 S30 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
2	5500	A	TIMBER 2	100					5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	6677	A	PECANS	100					1.10	AC		1.00	1.00	1.00	500.00	500.00	550							
4	9910	M	MKT.VAL.AG	100					6.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	67,100							

REVIEW DATE 12/19/2019 BY BC Total Acres: 10.11 Total Land Value: 46,885 Market: 67,100 Agricultural: 2,775 Common: 44,110 PRINTED 11/17/2026 BY SYS