COMM NW COR OF NE1/4 OF SW1/4, R FOR POB, RUN E 456.97 FT, S 962. FT, N 962.93 FT TO POB. (AKA LOT

FALCONER CARL JOHN/FALCONER CATHY ANN
254 SW SERENITY GLN
HIGH SPRINGS, FL 32643

2026

04-7S-17-09889-008

BUILDING CHARACTERISTICS

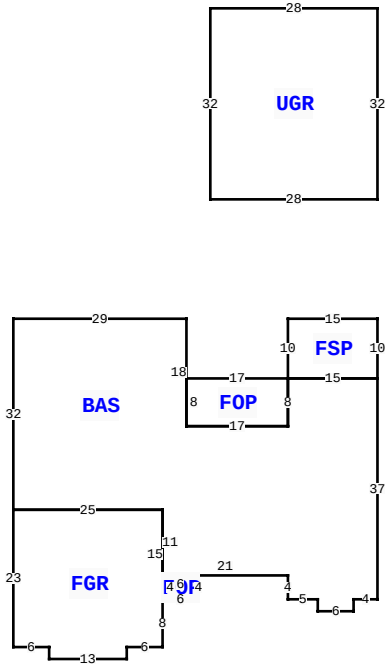
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,964	100		1,964	198,300
FGR	601	55		331	33,420
FOP	24	30		7	707
FOP	136	30		41	4,140
FSP	150	40		60	6,058
UGR	896	45		403	40,690
TOTALS	3,771			2,806	283,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,806	130.6536	146.33	410,602	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2017 Heated Area: 1964 HX Base Yr 2017



646 SW SERENITY 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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	796.00	UT	1.50	1.50	100	0	0	3	100	1,194	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,315
TOTAL MARKET OB/XF VALUE		11,694
TOTAL LAND VALUE - MARKET		110,550
TOTAL MARKET VALUE		326,397
SOH/AGL Deduction		149,736
ASSESSED VALUE		176,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,250
TOTAL JUST VALUE		405,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047062	Electrical Servic	0	04/25/2023
40472	ADDN SFR	0	08/28/2020
29164	MAINT/ALTR	55	02/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0257	8/08/2016	WD	Q	I	01	306,000
GRANTOR: JOHN E BARBARA D KENT						
GRANTEE: CARL JOHN & CATHY A						
0983/0076	3/27/2003	WD	Q	I	03	100
GRANTOR: STEVE RANDALL HASKINS						
GRANTEE: JOHN E & BARBARA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S8 W17 N18 W29 S32 E25 S11 E21 S4 E5 S2 E6 N2 E4 N37 $
UGR=[ORIG=0,-30] N32 W28 S32 E28 $
FGR=[ORIG=-61,22] S23 E6 S2 E13 N2 E6 N8 N15 W25 $
FOP=[ORIG=-15,0] W17 S8 E17 N8 $
FOP=[ORIG=-36,37] E6 N4 W6 S4 $
FSP=[ORIG=-15,-10] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,694

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		00	0.00	0.00	2.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,050							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	445.00	445.00	3,338							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	82,500							

REVIEW DATE 11/06/2017 BY BC Total Acres: 10.05 Total Land Value: 31,388 Market: 82,500 Agricultural: 3,338 Common: 28,050 PRINTED 06/22/2026 BY SYS