

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

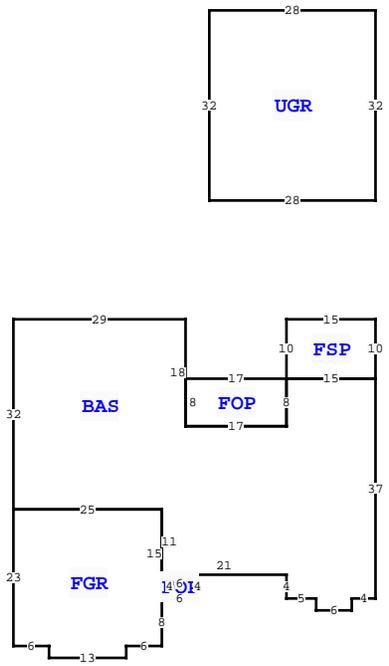
FALCONER CARL JOHN/FALCONER CATHY ANN
254 SW SERENITY GLN
HIGH SPRINGS, FL 32643

2026

04-7S-17-09889-008
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	1,964	100	
FGR	601	55	
FOP	24	30	
FOP	136	30	
FSP	150	40	
UGR	896	45	
TOTALS	3,771		

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	148.95	417,954	1994	1994		0	0	31.00
1 SINGLE FAM 100% - 2017 Heated Area: 1964 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			288,388
TOTAL MARKET OB/XF VALUE			11,694
TOTAL LAND VALUE - MARKET			110,550
TOTAL MARKET VALUE			331,470
SOH/AGL Deduction			154,809
ASSESSED VALUE			176,661
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			125,250
TOTAL JUST VALUE			410,632
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC,PAVMT	0	100	0	796.00	UT	1.50	1.50	100	0
3	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2015
4	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												11,694												
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
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							

BUILDING NOTES											
646 SW SERENITY GLN, HIGH SPRINGS											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

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 \$											