BEG SW COR OF SE1/4 OF SW1/4,
RUN E 447.79 FT, N 1005.11 FT,
W 452.50 FT, S 1007.81 FT TO

LANE ANN ELIZABETH
216 SW HEARTSONG CT
HIGH SPRINGS, FL 32643

2027

04-7S-17-09889-015

BUILDING CHARACTERISTICS

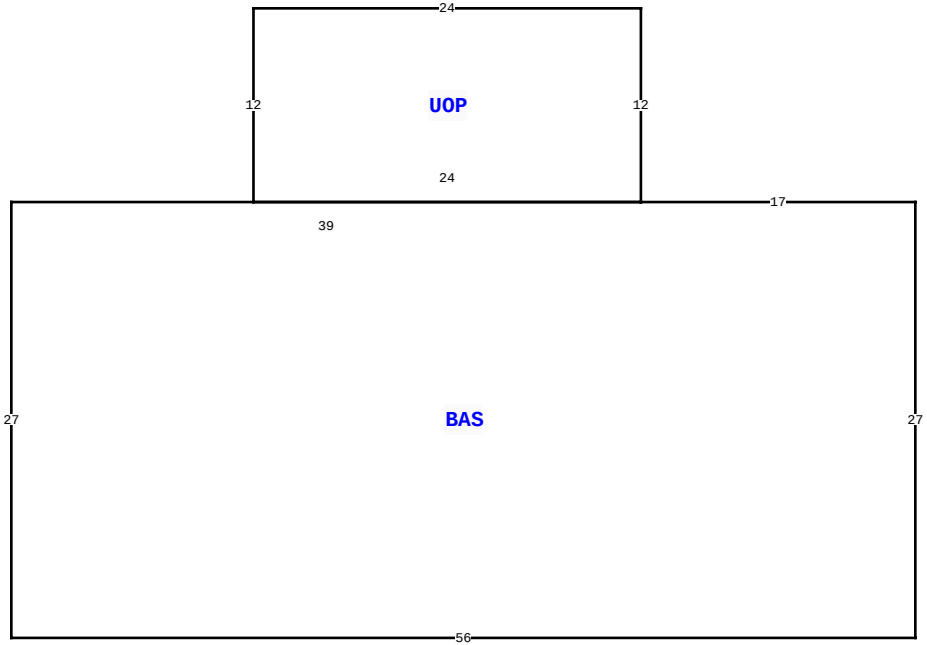
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,512	100		1,512	40,243
UOP	288	25		72	1,916
TOTALS	1,800			1,584	42,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	110.9000	66.54	105,399	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 1995 Heated Area: 1512 HX Base Yr 1995



152 SW HEARTSONG CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	259,346
TOTAL MARKET OB/XF VALUE	14,890
TOTAL LAND VALUE - MARKET	110,990
TOTAL MARKET VALUE	305,051
SOH/AGL Deduction	110,636
ASSESSED VALUE	194,415
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	143,004
TOTAL JUST VALUE	385,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,176

SALE:1:1: 10.40 ACRES

BLDG:1:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042845	Roof Replacement	10,470	09/27/2021
21922	REMODEL	100	06/02/2004
14849	SFR	270	12/11/1998
8306	M H	125	04/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/1346	2/01/1994	WD	Q	V		26,000

GRANTOR: J QUINTON RUMPH

GRANTEE: ANN ELIZABETH LANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N12 W24 S12 E24$ W39 S27 E56 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0060	CARPORT F	0	100	18	20	378.00	UT	5.00	5.00	100	2004	2004	3	100	1,890	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,890

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.59	AC		1.00	1.00	1.00	11,000.00	11,000.00	28,490							
2	6200	A	PASTURE 3	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	5200	A	CROPLAND 2	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	370.00	370.00	925							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	82,500							

REVIEW DATE 11/07/2017 BY BC Total Acres: 10.09 Total Land Value: 30,815 Market: 82,500 Agricultural: 2,325 Common: 28,490 PRINTED 11/17/2026 BY SYS

BEG SW COR OF SE1/4 OF SW1/4,
RUN E 447.79 FT, N 1005.11 FT,
W 452.50 FT, S 1007.81 FT TO

LANE ANN ELIZABETH
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HIGH SPRINGS, FL 32643

2027

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BUILDING CHARACTERISTICS

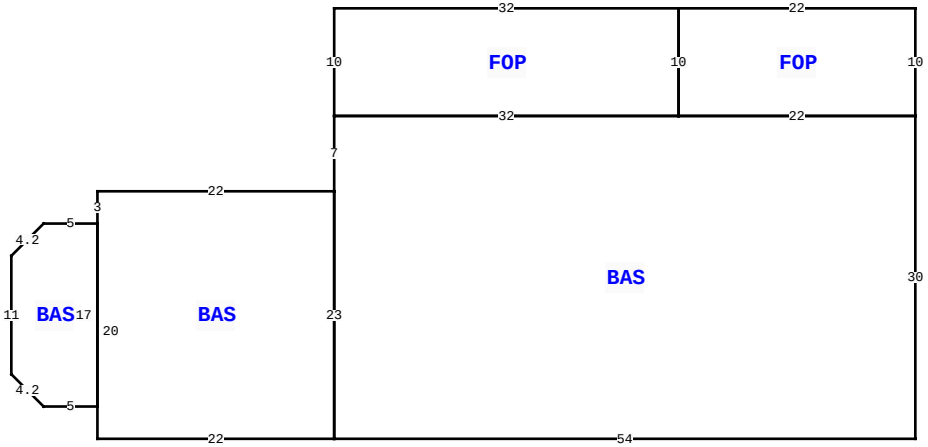
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	127	100		127	11,421
BAS	506	100		506	45,506
BAS	1,620	100		1,620	145,690
FOP	220	30		66	5,936
FOP	320	30		96	8,634
TOTALS	2,793			2,415	217,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	110.4830	121.53	293,495	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 1995 Heated Area: 2253 HX Base Yr 1995



152 SW HEARTSONG CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0786/1346	2/01/1994	WD	Q	V		26,000

GRANTOR: J QUINTON RUMPH

GRANTEE: ANN ELIZABETH LANE

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W22 S10 E22$ BAS= W22 FOP= N10 W32 S10 E32$ W32 S7 BAS= W22 S3 BAS= W5 D3 L3 S11 R3 D3 E5 N17$ S20 E22 N23$ S23 E54 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/07/2017 BY BC Total Acres: 10.09 Total Land Value: 30,815 Market: 82,500 Agricultural: 2,325 Common: 28,490 PRINTED 11/17/2026 BY SYS