

COMM SE COR OF SEC 4, N 1266.34
W 946.17 FT, N 459.22 FT FOR POB
FT TO S LINE OF N1/2 OF NE1/4 OF

KLINE ROLLAND F/KLINE MICHELLE L
P O BOX 15
HIGH SPRINGS, FL 32655

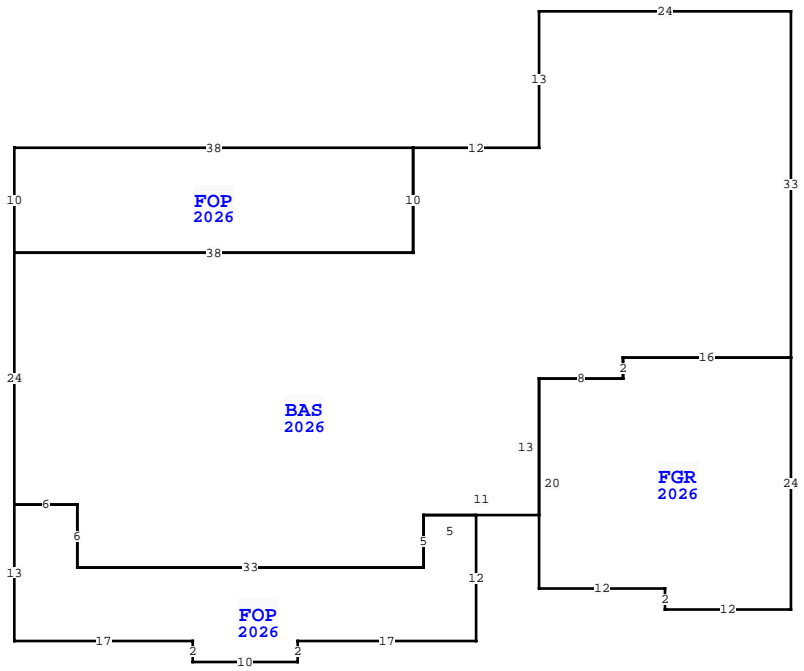
2026

04-7S-17-09891-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,337	100	2026
FGR	536	55	2026
FOP	380	30	2026
FOP	389	30	2026
TOTALS	3,642		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 2337			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		363,916	
TOTAL MARKET OB/XF VALUE		12,360	
TOTAL LAND VALUE - MARKET		61,620	
TOTAL MARKET VALUE		437,896	
SOH/AGL Deduction		240,492	
ASSESSED VALUE		197,404	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		145,993	
TOTAL JUST VALUE		437,896	
NCON VALUE		374,276	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		47,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051620	New Residential C	400,000	11/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1985	7/19/2024	QC	U	I	11	100

GRANTOR: KLINE MICHELLE L
GRANTEE: KLINE ROLLAND F
1519/1334 7/19/2024 WD U V 30 100
GRANTOR: MEDALLION JOSEPH
GRANTEE: KLINE MICHELLE L

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=81,10] W24 S13 W12 S10 W38 S24 E6 S6 E33 N5 E11 N13 E8 N2 E16 N33 \$	
FGR=[YR=2026;ORIG=81,43] W16 S2 W8 S20 E12 S2 E12 N24 \$	
FOP=[YR=2026;ORIG=7,23] E38 S10 W38 N10 \$	
FOP=[YR=2026;ORIG=51,58] W5 S5 W33 N6 W6 S13 E17 S2 E10 N2 E17 N12 \$	

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	2026
2	0260	PAVEMENT-A	0	100	0	5,180.00	UT	2.00	2.00	100	2026

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							