(AKA PARCEL "A"): BEG NW COR OF
1109.57 FT, S 9 DG E 50 FT, E 13
SCRUBTOWN RD (A CO MAINT GRD RD)

VASSAR W F JR
P O BOX 252
HIGH SPRINGS, FL 32655

2026

05-7S-17-09917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	67,200
SOH/AGL Deduction	35,633
ASSESSED VALUE	31,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,567
TOTAL JUST VALUE	67,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,400

SALE:3:1: WD REPLACING AGREEMENT FOR DEED
SALE:1:1: 22.56 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055584	Right-of-Way Acce		05/01/2026
32053	M H	500	06/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1274/0236	5/02/2014	WD	U	V	30	100
GRANTOR:W F VASSAR JR & SUSAN						
GRANTEE:W F VASSAR JR & SUS						
1274/0234	5/02/2014	WD	U	V	30	100
GRANTOR:W F VASSAR JR & SUSAN						
GRANTEE:W F VASSAR JR & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	67,200							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.60 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 06/08/2026 BY SYS