S1/2 OF NE1/4 EX 1.18 AC DESC IN
WD 1332-2219, DC 1464-1219, DC 1

BARNETT IRVING EUGENE
351 SW PIXIE LN
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9717.00	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

406 SW JANIS WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,400
TOTAL LAND VALUE - MARKET	433,510
TOTAL MARKET VALUE	39,548
SOH/AGL Deduction	2,905
ASSESSED VALUE	36,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,643
TOTAL JUST VALUE	450,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36068	M H	325	12/08/2017
13727	M H	125	03/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/2219	3/13/2017	WD	U	V	11	100

GRANTOR: JANIS A BARNETT & IRV
GRANTEE: JANIS A & IRVING EU

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
1	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	78.82	AC		1.00	1.00	1.00	281.00	281.00	22,148							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	78.82	AC		1.00	1.00	1.00	5,500.00	5,500.00	433,510							

REVIEW DATE 11/17/2017 BY BC Total Acres: 78.82 Total Land Value: 22,148 Market: 433,510 Agricultural: 22,148 Common: 0 PRINTED 05/12/2026 BY SYS