

BEG NW COR OF NE1/4, RUN E 60 FT
E 763.78 FT, S 517.47 FT, W 823.
FT TO POB, EX N 25 FT FOR RD R/W

HOUGHTON BRANDON
594 SW BARNEY ST
HIGH SPRINGS, FL 32643

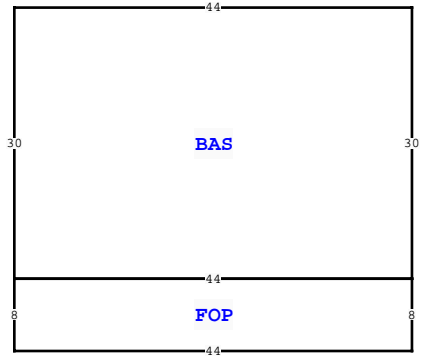
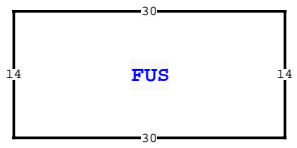
2026

09-7S-17-09961-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	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	9717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,320	100	
FOP	352	30	
FUS	420	100	
TOTALS	2,092		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,846	108.1920	121.18	223,698	2002	2002	0	0	28.75	71.25
1 SINGLE FAM 100% - 2026 Heated Area: 1740 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			159,385
TOTAL MARKET OB/XF VALUE			21,142
TOTAL LAND VALUE - MARKET			119,240
TOTAL MARKET VALUE			194,282
SOH/AGL Deduction			0
ASSESSED VALUE			194,282
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			142,871
TOTAL JUST VALUE			299,767
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051518	Roof Replacement	10,000	11/14/2024
000045192	Electrical Servic	0	08/16/2022
19165	SFR	262	01/30/2002
13093	M H	125	09/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/725	2/13/2025	WD	U	I	11	100
GRANTOR: HOUGHTON STEVE						
GRANTEE: HOUGHTON BRANDON						
1294/1952	5/12/2015	WD	Q	I	01	183,000
GRANTOR: JOSHUA L & AMY L SUMN						
GRANTEE: STEVE & CHRISTINA H						

EXTRA FEATURES		594 SW BARNEY ST, HIGH SPRINGS															
L N	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	0040	BARN, POLE	0	100	0	0	3,404.00	UT	2.50	2.50	100	2002	2002	3	100	8,510	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	4.50	4.50	100	2002	2002	3	100	432	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W44 S30 FOP= S8 E44 N8 W44\$ E44 N30\$ PTR= N20 FUS= N14 W30 S14 E30\$ S20\$.											

LAND DESCRIPTION												TOTAL OB/XF 21,142												
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0					9.84	AC		1.00	1.00	1.00	280.00	280.00	2,755							
3	9910	M	MKT. VAL. AG	0					9.84	AC		1.00	1.00	1.00	11,000.00	11,000.00	108,240							