

COMM NE COR OF NEL/4 OF NWL/4, R
R/W LINE OF SW BARNEY ST, RUN W
FOR POB, RUN S 1289.64 FT, W 392

POPP CAMERON CRISAN/POPP CAITLIN L
762 SW BARNEY ST
HIGH SPRINGS, FL 32643

2026

09-7S-17-09961-010
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	06	CUST PANEL 100	
Interior Floo	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
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	1,008	100	
UOP	916	20	
USP	310	35	
TOTALS	2,234		
			1,299
			159,668

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%	- 2022		Heated Area: 1008					HX Base Yr 2022	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			159,668
TOTAL MARKET OB/XF VALUE			29,140
TOTAL LAND VALUE - MARKET			99,220
TOTAL MARKET VALUE			202,054
SOH/AGL Deduction			19,405
ASSESSED VALUE			182,649
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,238
TOTAL JUST VALUE			288,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050646	Electrical Servic	0	08/26/2024
000050647	Electrical Servic	0	08/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/780	11/10/2021	WD	Q	I	01	310,000
GRANTOR: WARD CHARLES F III						
GRANTEE: POPP CAMERON CRISAN						
1353/2139	2/13/2018	WD	Q	I	01	195,000
GRANTOR: DAVID D & ROBYN M JOH						
GRANTEE: CHARLES F WARD III						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0327	STABLES-SM	0 100	30	40	1,200.00	UT	10.00	10.00	100	2017
2	0327	STABLES-SM	0 100	0	0	1.00	UT	0.00	0.00	100	2017
3	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017
5	0294	SHED WOOD/	0 100	34	12	408.00	UT	0.00	30.00	100	2022

TOTAL OB/XF												29,140												
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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					8.02	AC		1.00	1.00	1.00	280.00	280.00	2,246							
3	9910	M	MKT. VAL. AG	100					8.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,220							

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W41 UOP= W22 S28 E16 S10 E16 N24 W10 N14\$ S14 E10 S14	
USP= S10 E31 N10 W31\$ E31 N28\$.	