



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,100 <b>TOTAL LAND VALUE - MARKET</b> 18,000 <b>TOTAL MARKET VALUE</b> 25,100 <b>SOH/AGL Deduction</b> 1,890 <b>ASSESSED VALUE</b> 23,210 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 23,210 <b>TOTAL JUST VALUE</b> 25,100 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 21,100											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		9717.00 1.00/																													
NEIGHBORHOOD/LOC		9717.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b> 265 SW MACNISH CT, HIGH SPRINGS BLD DATE: 05/08/2026 MLU XF DATE: INC DATE:																															
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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000																
<b>LAND DESCRIPTION</b> TOTAL OB/XF 7,100																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
<b>REVIEW DATE</b> 01/29/2025 <b>BY</b> TP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 <b>PRINTED 06/22/2026 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9174	M H	125	12/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/1351	2/09/2026	WD Q	Q	I	01	50,000
GRANTOR: FISCHER MARY JO						
1523/253	8/26/2024	WD Q	Q	I	01	54,900
GRANTOR: K & M BROKERS, LLC						
GRANTEE: FISCHER MARY JO						

BUILDING NOTES

BUILDING DIMENSIONS