NE1/4 OF SW1/4 OF SE1/4, EX .52
ORB 1264-2034 & EX 1 AC DESC ORB

SCHULTE TAMSIN
346 SW VIKING CT
HIGH SPRINGS, FL 32643-1238

2027

09-7S-17-09964-001

BUILDING CHARACTERISTICS

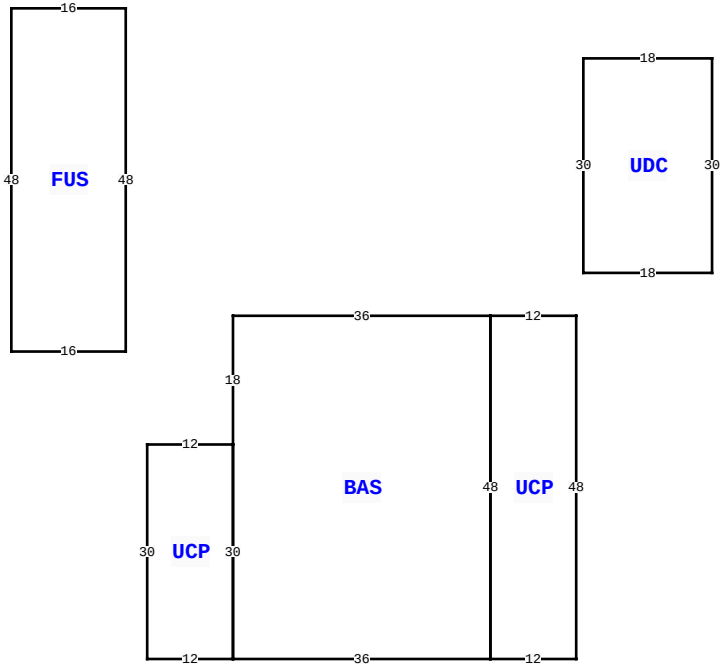
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	209,266
FUS	768	100		768	93,007
UCP	360	20		72	8,719
UCP	576	20		115	13,927
UDC	540	25		135	16,349
TOTALS	3,972			2,818	341,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	131.0602	144.17	406,271	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2013 Heated Area: 2496 HX Base Yr 2013



346 SW VIKING CT, HIGH SPRINGS

BLD DATE	04/20/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0020	BARN,FR	0	100	36	16	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0040	BARN,POLE	0	100	24	20	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2012	2012	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0294	SHED WOOD/	0	100	14	32	1.00	UT	12,400.00	12,400.00	100	2024	2023		100	12,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,268
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		86,800
TOTAL MARKET VALUE		378,162
SOH/AGL Deduction		102,694
ASSESSED VALUE		275,468
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,057
TOTAL JUST VALUE		450,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046298	Storage Building	15,500	01/18/2023
34698	M H	719	11/29/2016
13846	M H	125	04/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/2652	6/01/2011	WD	U	I	11	100

GRANTOR: TAMSIN S SCHULTE (RES

GRANTEE: MARTHA MANZER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S18 S30 E36 N48 $
FUS=[ORIG=-51,5] N48 W16 S48 E16 $
UCP=[ORIG=0,48] E12 N48 W12 S48 $
UDC=[ORIG=13,-6] E18 N30 W18 S30 $
UCP=[ORIG=-36,18] W12 S30 E12 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,800

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	0102	C	SFR/MH	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.48	AC		1.00	1.00	1.00	280.00	280.00	2,094							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.48	AC		1.00	1.00	1.00	10,000.00	10,000.00	74,800							

REVIEW DATE 03/07/2023 BY JB Total Acres: 8.48 Total Land Value: 14,094 Market: 74,800 Agricultural: 2,094 Common: 12,000 PRINTED 11/17/2026 BY SYS