LOTS 1 & 2 OAK RIDGE FOREST S/D.
502-111, 635-132, QC 1164-2090,

HUGHES NANCY JOSEPHINE
P O BOX 811
HIGH SPRINGS, FL 32655-0811

2027

10-7S-17-09969-011

BUILDING CHARACTERISTICS

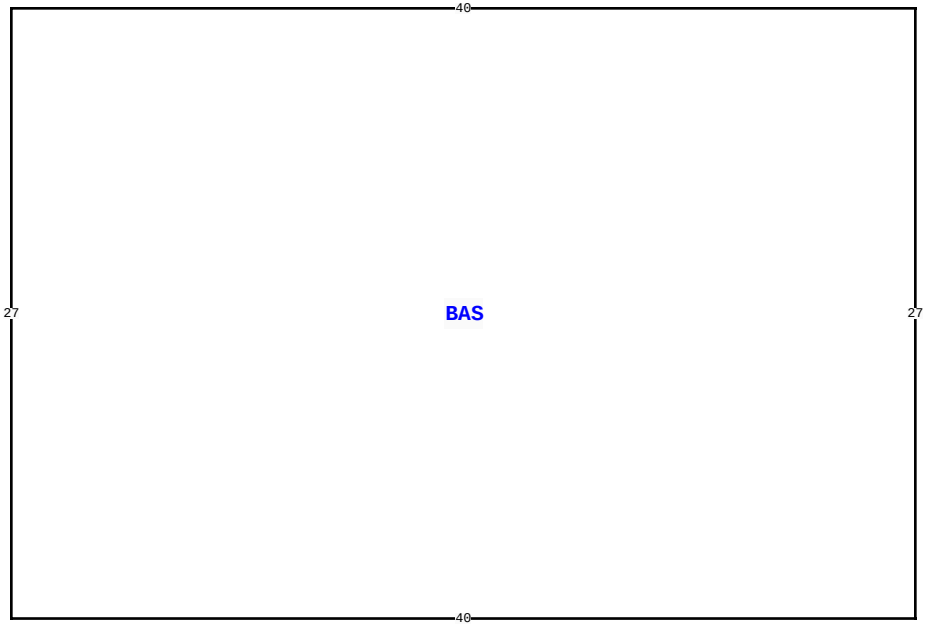
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	56,626
TOTALS	1,080			1,080	56,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	102.5100	95.33	102,956	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1080 HX Base Yr 2009



695 SE MAID MARION LN, HIGH SPRINGS

BLD DATE		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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,626
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		113,520
TOTAL MARKET VALUE		95,586
SOH/AGL Deduction		42,637
ASSESSED VALUE		52,949
TOTAL EXEMPTION VALUE	HX HB WX	32,949
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		181,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053318	Electrical Servic		06/05/2025
29740	M H	603	10/24/2011
25622	M H	431	06/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2090	12/26/2008	QC	Q	V	01	40,000
GRANTOR: MURIEL & MARIA ISLER						
GRANTEE: NANCY J HUGHES						
0635/0132	9/08/1987	WD	U	V		7,500
GRANTOR: DIAL JAMES W						
GRANTEE: ISLER MURIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0200	C	MBL HM	100		00	0.00	0.00	2.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	25,520							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							

REVIEW DATE 06/17/2025 BY TW Total Acres: 10.32 Total Land Value: 27,760 Market: 88,000 Agricultural: 2,240 Common: 25,520 PRINTED 11/17/2026 BY SYS