LOT 4 OAK RIDGE FOREST S/D.
WD 1448-1416, WD 1486-1520

THEIN WILLIAM
251 SE OAK RIDGE CT
HIGH SPRINGS, FL 32643

2026

10-7S-17-09969-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

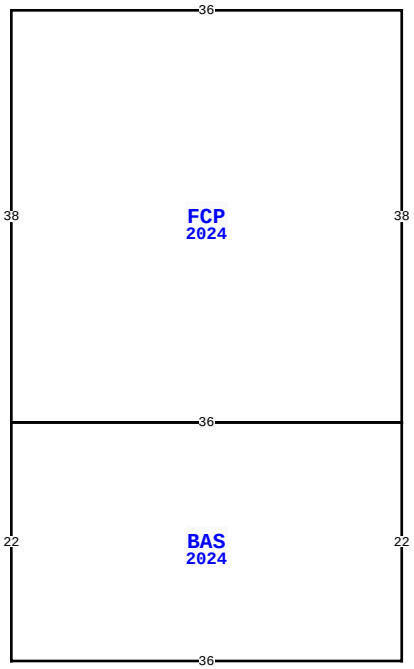
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	792	100	2024	792	100,563
FCP	1,368	25	2024	342	43,426
TOTALS	2,160			1,134	143,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	116.2800	130.23	147,681	2023	2023	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 792 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

251 SE OAK RIDGE CT, HIGH SPRINGS

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,600
TOTAL MARKET VALUE		195,589
SOH/AGL Deduction		0
ASSESSED VALUE		195,589
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		139,178
TOTAL JUST VALUE		195,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043665	New Residential C	35,000	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1520	3/15/2023	WD	Q	I	01	150,000
GRANTOR: HEWETT DONNA S REVOCA						
GRANTEE: THEIN WILLIAM						
1448/1416	9/27/2021	WD	Q	V	01	35,000
GRANTOR: BUNSELMEIER JAMES MIC						
GRANTEE: HEWETT DONNA S REVO						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=19,-27] E36 S38 W36 N38 $
BAS=[YR=2024;ORIG=19,11] E36 S22 W36 N22 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100		00	0.00	0.00	5.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,600							

REVIEW DATE 04/30/2024 BY HC Total Acres: 5.16 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 03/24/2026 BY SYS