COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, RUN W 291.57 FT, S 629.
FT, N 629.92 FT TO POB. (AKA LOT

KATZ CAROL ANN/HIGGINS LORI M
415 SE ADAMS ST
HIGH SPRINGS, FL 32643

2027

10-7S-17-09970-001

BUILDING CHARACTERISTICS

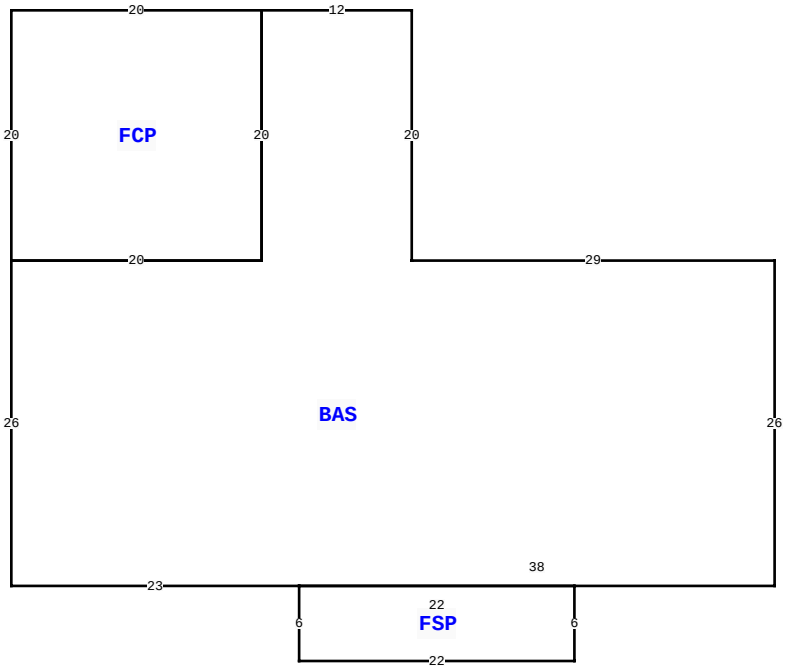
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	141,586
FCP	400	25		100	7,754
FSP	132	40		53	4,109
TOTALS	2,358			1,979	153,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	108.4460	119.29	236,075	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 1826 HX Base Yr 2027



415 SE ADAMS ST, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	20	360.00	UT	1.50	1.50	100	1993	1993	3	100	540	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,449
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		54,990
TOTAL MARKET VALUE		210,479
SOH/AGL Deduction		33,018
ASSESSED VALUE		177,461
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		76,050
TOTAL JUST VALUE		210,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27409	MAINT/ALTR	40	10/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1606	8/06/2026	WD	Q	I	01	267,000
GRANTOR: BERGETH LISA ATWOOD						
GRANTEE: KATZ CAROL ANN						
1573/91	7/21/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ATWOO						
GRANTEE: BERGETH LISA ATWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N20 W12 FCP= W20 S20 E20 N20$ S20 W20 S26 E23 FSP= S6 E22 N6 W22$ E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	4.23	AC		1.00	1.00	1.00	13,000.00	13,000.00	54,990							

REVIEW DATE 11/30/2017 BY BC Total Acres: 4.23 Total Land Value: 54,990 Market: 0 Agricultural: 0 Common: 54,990 PRINTED 11/17/2026 BY SYS