COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, RUN S 629.95 FT, W 293.
FT, E 291.56 FT TO POB. (AKA PAR

HOFFMAN GLENDA J
469 SE ADAMS ST
HIGH SPRINGS, FL 32643

2026

10-7S-17-09970-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

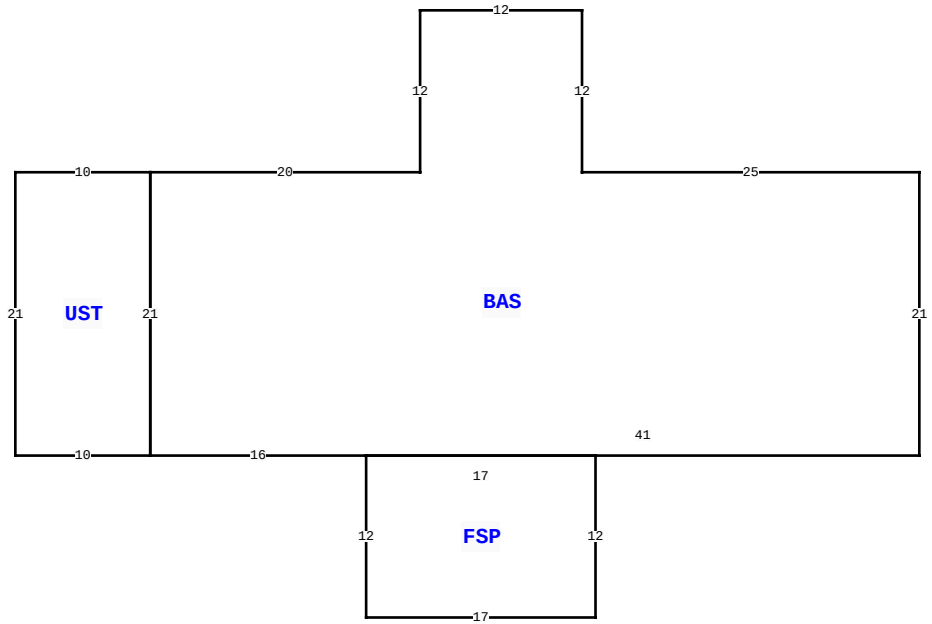
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,341	100		1,341	107,283
FSP	204	40		82	6,560
UST	210	45		94	7,521
TOTALS	1,755			1,517	121,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	109.8900	123.08	186,712	1940	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1341 HX Base Yr 1998



469 SE ADAMS ST, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,363
TOTAL MARKET OB/XF VALUE		22,200
TOTAL LAND VALUE - MARKET		42,300
TOTAL MARKET VALUE		185,863
SOH/AGL Deduction		84,223
ASSESSED VALUE		101,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,229
TOTAL JUST VALUE		185,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046331	Storage Building	16,955	01/23/2023
41196	M H		01/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/92	1/09/2023	LE	U	I	14	100
GRANTOR: HOFMANN GLENDA J AKA						
GRANTEE: HOFMANN GLENDA J AK						
1429/810	1/28/2021	LE	U	I	14	100
GRANTOR: HEFT GLENDA J						
GRANTEE: HEFT GLENDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N12 W12 S12 W20 UST= W10 S21 E10 N21$ S21 E16 FSP= S12 E17 N12 W17$ E41 N21$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0210	GARAGE U	0	100	20	48	960.00	UT	5.00	5.00	100	2017	2017	3	100	4,800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	14,100.00	14,100.00	100	2023	2022		100	14,100	

LAND DESCRIPTION

TOTAL OB/XF 22,200

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	0100	C	SFR	100		00	0.00	0.00	3.46	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,600							
2	0000	C	VAC RES	100			0.00	0.00	0.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	7,700							

REVIEW DATE 03/07/2023 BY JB Total Acres: 4.23 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 03/25/2026 BY SYS