TRACT 2 DOGWOOD ACRES S/D UNREC.
BEG AT NW COR OF SE1/4 OF SW1/4,
TO S LINE OF A 60-FOOT EASEMENT,

PHILLIPS JOHN/PHILLIPS LINDA W
452 SE DIAMOND BACK GLEN
HIGH SPRINGS, FL 32643

2027

10-7S-17-09974-302

BUILDING CHARACTERISTICS

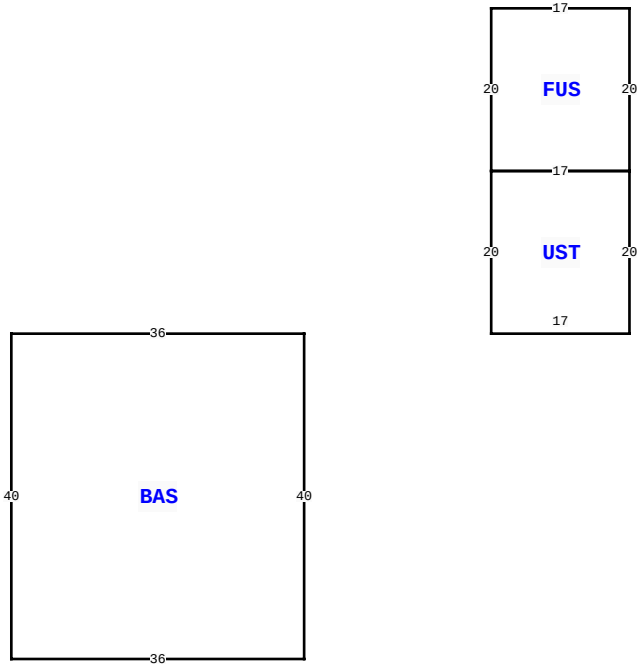
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	12,805
FUS	340	100		340	3,023
UST	340	45		153	1,360
TOTALS	2,120			1,933	17,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,933	52.9200	14.82	28,647	1997	1997	0	0	0	40.00	60.00

2 BARNS 100% - 2022 Heated Area: 1780 HX Base Yr 1999



452 SE DIAMONDBACK GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2013	2013	3	100	2,750	
6	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2013	2013	3	100	2,750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,338
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		140,616
TOTAL MARKET VALUE		441,354
SOH/AGL Deduction		138,823
ASSESSED VALUE		302,531
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		201,120
TOTAL JUST VALUE		441,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16530	SFR	335	01/25/2000
12431	PUMP/UTPOL	75	04/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0003	10/30/1992	WD	Q	V		37,000

GRANTOR: H A BUIE SR

GRANTEE: JOHN PHILLIPS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S40 E36 N40$ PTR= E40 UST= N20 FUS= N20 W17 S20 E17$ W17 S20 E17$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 6,400

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		A-1	0.00	0.00	13.02	AC		1.00	1.00	1.20	9,000.00	10,800.00	140,616							

REVIEW DATE 12/04/2017 BY BC Total Acres: 13.02 Total Land Value: 140,616 Market: 0 Agricultural: 0 Common: 140,616 PRINTED 11/16/2026 BY SYS

TRACT 2 DOGWOOD ACRES S/D UNREC.
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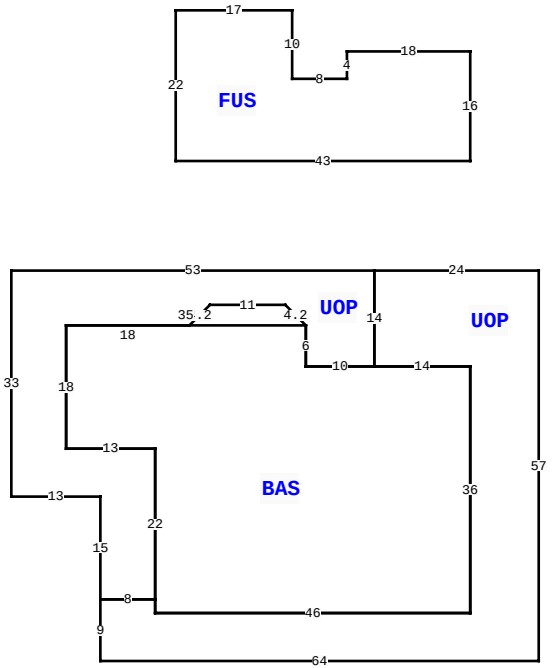
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100		2,064	176,937
FUS	758	100		758	64,980
UOP	895	20		179	15,345
UOP	1,160	20		232	19,889
TOTALS	4,877			3,233	277,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,233	109.7649	120.74	390,352	2005	2005	0	0	0	29.00	71.00

3 SINGLE FAM 100% - 1999 Heated Area: 2822 HX Base Yr 1999



452 SE DIAMONDBACK GLN, HIGH SPRINGS

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

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0767/0003	10/30/1992	WD	Q	V		37,000

GRANTOR: H A BUIE SR

GRANTEE: JOHN PHILLIPS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N14 W53 S33 E13 S15 E8 N22 W13 N18 E35 S6 E10$ W10 N6 L3 U3 W11 D3 L3 W18 S18 E13 S22 UOP= W8 S9 E64 N57 W24 S14 E14 S36 W46 N2$ S2 E46 N36$ PTR= N30 FUS= N16 W18 S4W8 N10 W17 S22 E43$ S30$.

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

REVIEW DATE 12/04/2017 BY BC Total Acres: 13.02 Total Land Value: 140,616 Market: 0 Agricultural: 0 Common: 140,616 PRINTED 11/16/2026 BY SYS