

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,

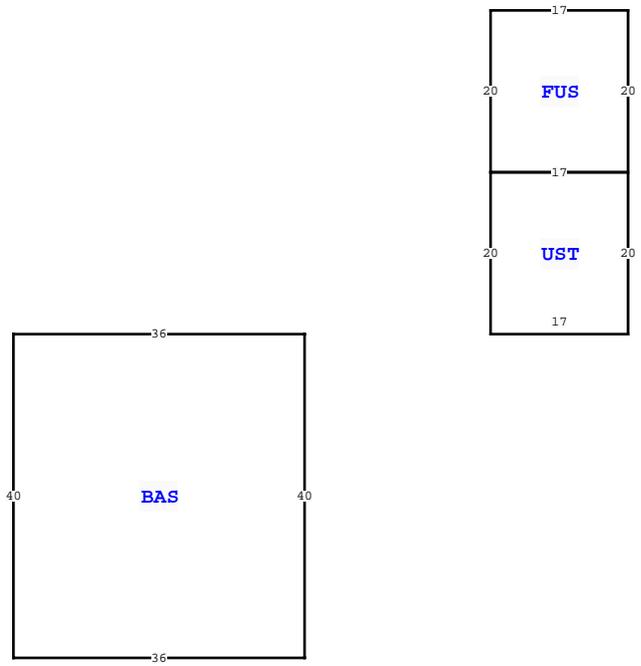
PHILLIPS JOHN/PHILLIPS LINDA W  
 452 SE DIAMOND BACK GLEN  
 HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09974-302

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,440	100	
FUS	340	100	
UST	340	45	
TOTALS	2,120		1,933 18,418

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 BARNs		100%	- 2022								
Heated Area: 1780						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	305,645			
TOTAL MARKET OB/XF VALUE	6,400			
TOTAL LAND VALUE - MARKET	140,616			
TOTAL MARKET VALUE	452,661			
SOH/AGL Deduction	158,942			
ASSESSED VALUE	293,719			
TOTAL EXEMPTION VALUE	HX HB SX 101,411			
BASE TAXABLE VALUE	192,308			
TOTAL JUST VALUE	452,661			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	453,027			

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

EXTRA FEATURES																	
L N	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	

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

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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,

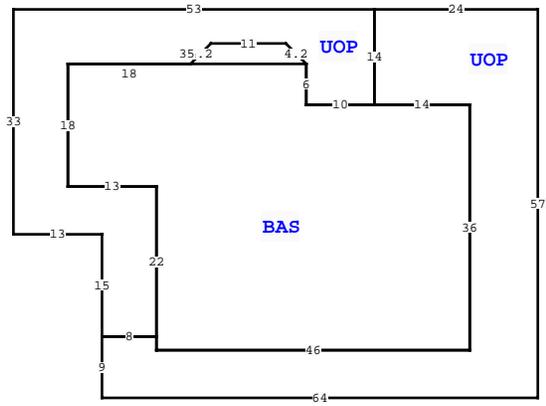
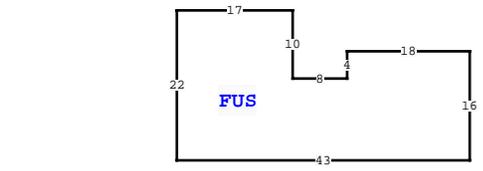
PHILLIPS JOHN/PHILLIPS LINDA W  
 452 SE DIAMOND BACK GLEN  
 HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09974-302

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	21	STONE 70	
Exterior Wall	01	MINIMUM 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	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	
Architectural Units	05	CONV 100	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
BAS	2,064	100	
FUS	758	100	
UOP	895	20	
UOP	1,160	20	
TOTALS	4,877		

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	125.13	404,545	2005	2005	0	0	29.00	71.00
3 SINGLE FAM			100% - 1999	Heated Area: 2822			HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			305,645
TOTAL MARKET OB/XF VALUE			6,400
TOTAL LAND VALUE - MARKET			140,616
TOTAL MARKET VALUE			452,661
SOH/AGL Deduction			158,942
ASSESSED VALUE			293,719
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			192,308
TOTAL JUST VALUE			452,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								