LOT 13 UNIT 2 SHERWOOD FOREST S/
ORB 532-716, 773-228, 799-1211,

HIGGINS ROBERT/HIGGINS LORI
3955 NW 40TH CT
GAINESVILLE, FL 32606

2026

10-7S-17-09976-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

394 SE LITTLE JOHN PL, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	22,100
SOH/AGL Deduction	5,490
ASSESSED VALUE	16,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,610
TOTAL JUST VALUE	22,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,100

XFOB:1:1: OLD HOUSE BEING REMOD, SOLD UNFINISHED
SALE:3:1: LOT 13 UNIT 2 SHERWOOD FOREST
SALE:2:1: $.70 STAMPS
SALE:1:1: CERT OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7028	M H	60	04/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/0026	11/17/2006	WD	Q	I	01	100
GRANTOR: CAROL -ANNE & LORI KA						
GRANTEE: ROBERT & LORI HIGGI						
0996/1810	8/22/2003	WD	Q	I	03	100
GRANTOR: ROGER & JUDY D ROSS						
GRANTEE: CAROL-ANNE & LORI M						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0700	C	MISC RES	0		A-1	222.00	196.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/28/2017 BY BC Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/12/2026 BY SYS