

(AKA LOT 14 DOWNING ACRES UNR).
 OF SEC, RUN W 364.28 FT, N 584.1
 ALONG RD R/W 198.62 FT, E 200 FT

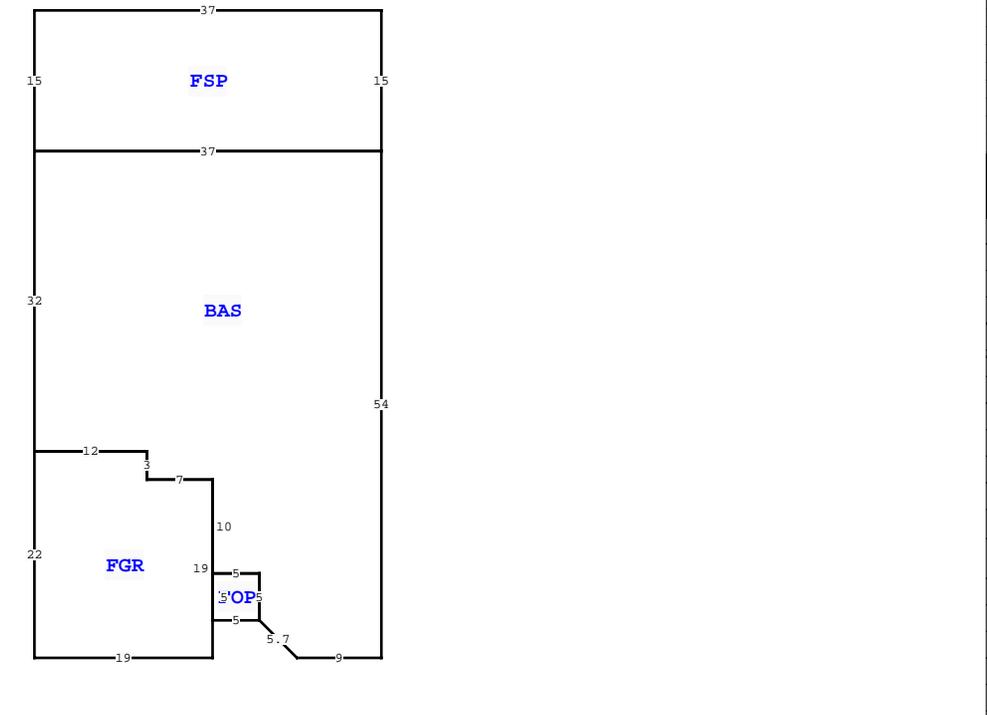
SWIERS RYAN MATTHEW/HAYES KENDRA
 818 SE DOWNING DR
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-014

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,996	127.8585	145.76	290,937	2006	2006	0	0	19.00	81.00		
3 SINGLE FAM 100% - 2019 Heated Area: 1548 HX Base Yr 2019													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	10717.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	182,765
FGR	397	55		218	25,739
FOP	25	30		8	944
FSP	555	40		222	26,211
TOTALS	2,525			1,996	235,659

818 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC, PAVMT	0	100	0	0	369.00	UT	3.00	3.00	100	2006	2006	3	100	1,107	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,607

LAND DESCRIPTION																								
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		00	0.00	0.00	5.00	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,250							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	235,659			
TOTAL MARKET OB/XF VALUE	8,607			
TOTAL LAND VALUE - MARKET	55,250			
TOTAL MARKET VALUE	299,516			
SOH/AGL Deduction	90,923			
ASSESSED VALUE	208,593			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	157,182			
TOTAL JUST VALUE	299,516			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	285,485			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051627	Electrical Servic	0	11/25/2024
24629	SFR	479	06/14/2006
24446	SFR	480	04/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/2037	10/16/2018	WD	U	I	11	100
GRANTOR: DAVID & JUDY HARRY						
GRANTEE: RYAN MATTHEW SWIERS						
1370/2745	10/16/2018	WD	Q	I	01	215,000
GRANTOR: DAVID & JUDY HARRY						
GRANTEE: RYAN MATTHEW SWIERS						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= N54 FSP= N15 W37 S15 E37\$ W37 S32 FGR= S22 E19 N19 W7 N3 W12\$ E12 S3 E7 S10 FOP= S5 E5 N5 W5\$ E5 S5 R4 D4 E9\$.													