(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

2027

10-7S-17-09977-014

BUILDING CHARACTERISTICS

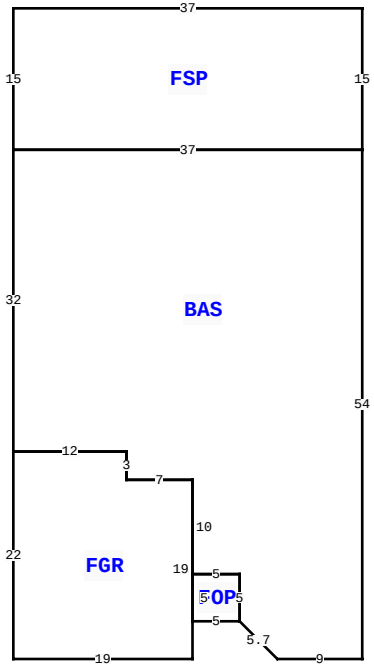
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
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	10717.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	176,346
FGR	397	55		218	24,835
FOP	25	30		8	911
FSP	555	40		222	25,290
TOTALS	2,525			1,996	227,381

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	140.64	280,717	2006	2006	0	0	0	19.00	81.00

3 SINGLE FAM 100% - 2019 Heated Area: 1548 HX Base Yr 2019



818 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,381
TOTAL MARKET OB/XF VALUE		8,607
TOTAL LAND VALUE - MARKET		55,250
TOTAL MARKET VALUE		291,238
SOH/AGL Deduction		76,054
ASSESSED VALUE		215,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,773
TOTAL JUST VALUE		291,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,377

XFOB:1:1: DRIF MH

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,607

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	5.00	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,250							

REVIEW DATE 02/13/2025 BY TW Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS