(AKA LOT 15 DOWNING ACRES UNR).
OF SE1/4 OF SE1/4, RUN S 717.02
NW ALONG ARC OF A CURVE 124.90 F

CROGHAN PATRICK/CROGHAN DONNA
4965 NW 92ND AVE
SUNRISE, FL 33351

2026

10-7S-17-09977-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

819 SE DOWNING DR, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,250
TOTAL MARKET VALUE	62,250
SOH/AGL Deduction	10,824
ASSESSED VALUE	51,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,426
TOTAL JUST VALUE	62,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,500

SALE:1:1: LOT 15 DOWNING ACRES UNREC WELL & SEPTIC

BLDG:1:1: WEST MH

LAND:1:1: 2400.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19236	RECONNECT	50	02/18/2002
8643	M H	125	07/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/1598	5/06/2005	WD	Q	V		75,100
GRANTOR: KATHRYN E PEELER & CH						
GRANTEE: PATRICK & DONNA CRO						
1041/0135	3/14/2005	CT	Q	V	01	23,200
GRANTOR: CLERK OF COURT						
GRANTEE: KATHRYN E PEELER &						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,250							

REVIEW DATE 12/04/2017 BY BC Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 06/22/2026 BY SYS