

E1/2 OF THE FOLLOWING: BEG SW C
 RUN N 587.52 FT TO S R/W ADAMS R
 ALONG R/W 681.07 FT, S 640.43 W

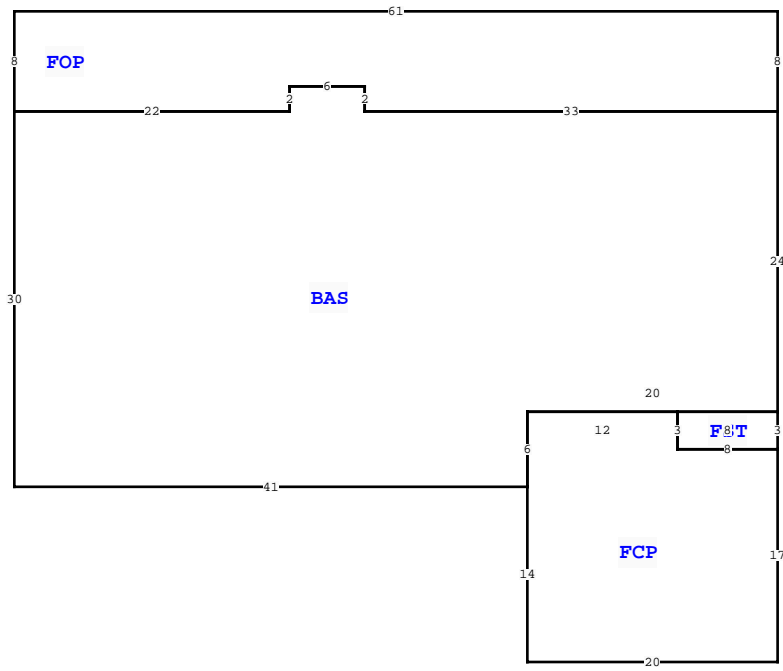
SOWA SHARON
 726 SE ADAMS ST
 HIGH SPRINGS, FL 32643-1661

2026

10-7S-17-09977-028


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,722	100	
FCP	376	25	
FOP	476	30	
FST	24	55	
TOTALS	2,598		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014								
Heated Area: 1722					HX Base Yr 2014						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,478	
TOTAL MARKET OB/XF VALUE		32,102	
TOTAL LAND VALUE - MARKET		63,050	
TOTAL MARKET VALUE		271,630	
SOH/AGL Deduction		95,231	
ASSESSED VALUE		176,399	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		74,988	
TOTAL JUST VALUE		271,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,138	
XFOB:1:1: LIBE MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055263	Generator		03/18/2026
36069	POOL	175	12/02/2017
35738	POOL ENCL	144	08/28/2017
8415	SFR	49,000	05/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/2546	5/01/2013	WD Q	Q	I	01	133,500
GRANTOR: ASJLEY RHOADS & RACHA						
GRANTEE: SHARON SOWA						
1112/0928	2/23/2007	WD Q	Q	I		265,000
GRANTOR: JEFF D & GINA G MCNEI						
GRANTEE: ASHLEY RHOADS & RAC						

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	0	0	0.00	100	1993	1993	3	100	150	
2	0120	CLFENCE	4	0	100	0	0	0	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2013	2013	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2013	2013	3	100	300	
5	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	100	2019	2019	3	89	24,422	
6	0282	POOL ENCL	0	100	20	34	680.00	UT	15.00	100	2019	2019	3	65	6,630	

TOTAL OB/XF										32,102						
726 SE ADAMS ST, HIGH SPRINGS										BLD DATE		LGL DATE		05/06/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP= N8 W61 S8 E22 N2 E6 S2 E33\$ BAS= W33 N2 W6 S2 W22 S30 E41 FCP= S14 E20 N17 FST= N3 W8 S3 E8\$ W8 N3 W12 S6\$ N6 E20 N24\$.									

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		00	0.00	0.00	4.85	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,050							