

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

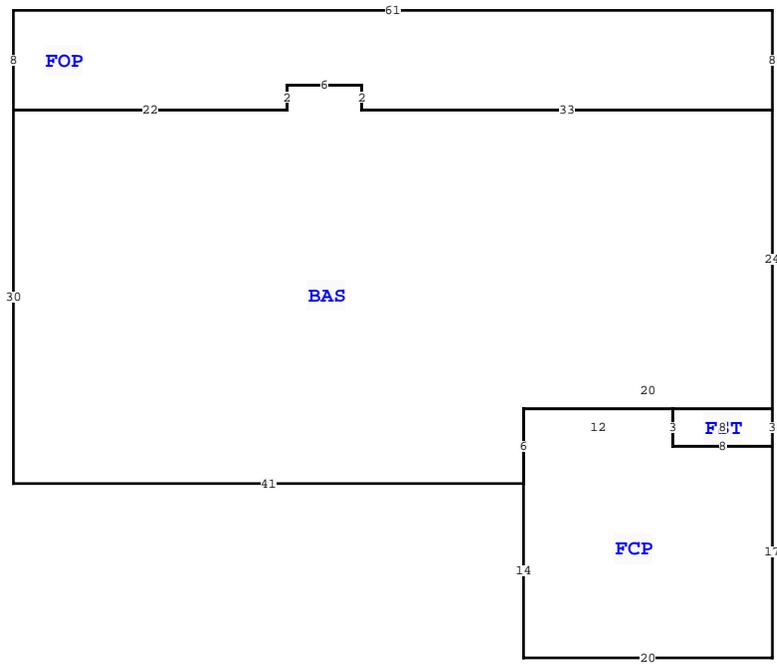
2026

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		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,618
TOTAL MARKET OB/XF VALUE			32,102
TOTAL LAND VALUE - MARKET			63,050
TOTAL MARKET VALUE			274,770
SOH/AGL Deduction			98,371
ASSESSED VALUE			176,399
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			74,988
TOTAL JUST VALUE			274,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,138

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	I	01	133,500
GRANTOR: ASJLEY RHOADS & RACHA						
GRANTEE: SHARON SOWA						
1112/0928	2/23/2007	WD	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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
5	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100
6	0282	POOL ENCL	0	100	20	34	680.00	UT	15.00	15.00	100

TOTAL OB/XF												32,102			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		00	0.00	0.00	4.85	AC					

BUILDING NOTES											
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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												32,102			
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										