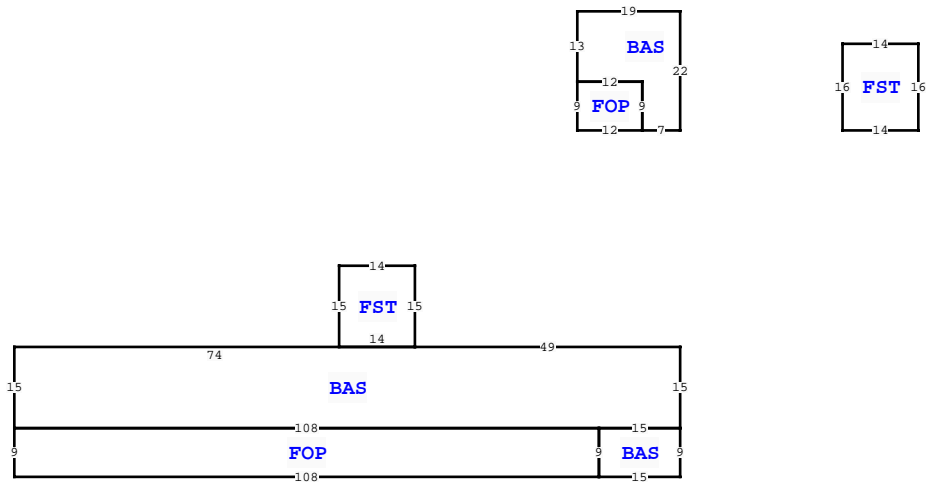


ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 100
Roof Structur	04	WOOD	TRUSS 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	01	MINIMUM	100
Interior Floor	06	VINYL	ASB 100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED	AIR 100
Bedrooms			2 100
Bathrooms			1 100
Frame	03	MASONRY	100
Story Height			0 100
RMS			0 100
Stories	1.		1. 100
Units			9 100
Condition Adj	02		02 100
Kitchen Adjus	01		01 100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	135	100	
BAS	310	100	
BAS	1,845	100	
FOP	108	30	
FOP	972	30	
FST	210	55	
FST	224	55	
TOTALS	3,804		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	2,853	66.5496	41.93	119,626	1956	1956	0	0	0	50.00	50.00	
1 M/FAM LOW 0% - 2025 Heated Area: 2290 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,062	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		112,530	
TOTAL MARKET VALUE		154,132	
SOH/AGL Deduction		0	
ASSESSED VALUE		154,132	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,132	
TOTAL JUST VALUE		239,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1223/2479	10/28/2011	WD	U	I	30	80,000
GRANTOR: LOUISE F DOUGLAS FKA						
GRANTEE: JUAN A ARTICA						

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	0040	BARN, POLE	0	0	28	30	UT	2.50	2.50	100	2013	2013	3	100	2,100	
2	0070	CARPOT UF	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W49 FST= N15 W14 S15 E14\$ W74 S15 FOP= S9 E108 N9 W108\$ E108 BAS= S9 E15 N9 W15\$ E15 N15\$ PTR=N40 BAS= N22 W19 S13 FOP= S9 E12 N9 W12\$ E12 S9 E7\$ S40\$ PTR= N40 E30 FST= E14 N16 W14 S16\$ S40 W30\$.	

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	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	0		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,530							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

BEG SW COR OF SEC, RUN N 802.89 FT, S 781.64 FT TO SE COR OF SW1 SW1/4, W TO POB, EX 3.05 ACRES &

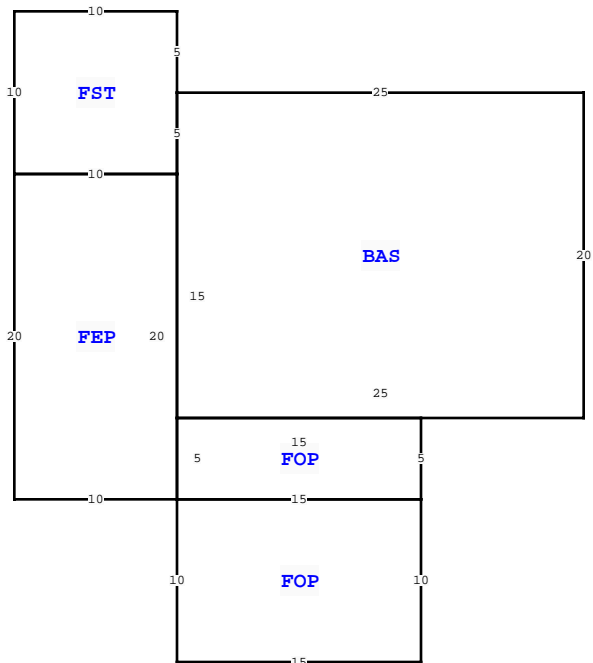
ARTICA JUAN A  
13 SW COUNTY ROAD 778  
HIGH SPRINGS, FL 32643

**2026**

10-7S-17-09978-000  
10-7S-17-09978-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	500	100
FEP	200	80
FOP	75	30
FOP	150	30
FST	100	55
TOTALS	1,025	782

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	0%	- 2025									
Heated Area: 500						HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,062	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		112,530	
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,132	
TOTAL JUST VALUE		239,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/2	8/21/2025	LE U	I	I	14	100	
GRANTOR: ARTICA JUAN A							
GRANTEE: ARTICA JUAN A (ENH							
1223/2479	10/28/2011	WD U	I	I	30	80,000	
GRANTOR: LOUISE F DOUGLAS FKA							
GRANTEE: JUAN A ARTICA							

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W25 FST= N5 W10 S10 E10N5\$ S5 FEP= W10 S20 E10 N20\$ S15 FOP= S5 FOP= S10 E15 N10 W15\$ E15 N5 W15\$ E25 N20\$.			

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