

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

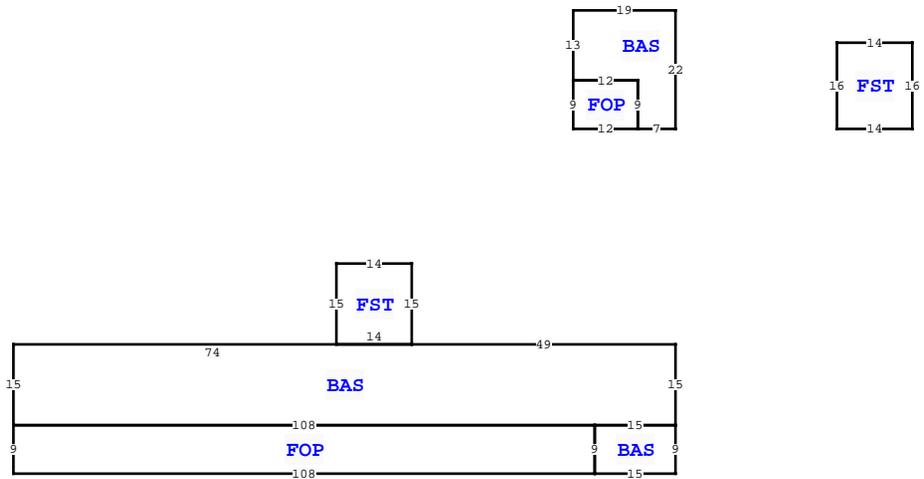
2026

10-7S-17-09978-000



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 Floo	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	2,785
BAS	310	100		310	6,396
BAS	1,845	100		1,845	38,063
FOP	108	30		32	660
FOP	972	30		292	6,024
FST	210	55		116	2,393
FST	224	55		123	2,538
TOTALS	3,804			2,853	58,858

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	41.26	117,715	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 SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,107
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			97,185
TOTAL MARKET VALUE			149,832
SOH/AGL Deduction			0
ASSESSED VALUE			149,832
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,832
TOTAL JUST VALUE			223,592
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	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	0		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,685							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
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	9,500.00	9,500.00	76,000							

