LOT 7 DUCK POND S/D. CHERNITSYNA LIUDMILA

ORB 717-188,901-1224,923-1716, ,

2027

10-7S-17-09980-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.070 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

735 SE DOWNING DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	5,000
TOTAL LAND VALUE - MARKET	20,880
TOTAL MARKET VALUE	25,880
SOH/AGL Deduction	2,071
ASSESSED VALUE	23,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,809
TOTAL JUST VALUE	25,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,880

XFOB:1:2: THIS TIME

XFOB:1:1: 2/11 EXISTING HOUSE WHICH IS UNLIVIABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/2310	12/19/2011	QC	U	I	11	100
GRANTOR: NATALIA CHERNITSYNA						
GRANTEE: LIUDMILA CHERNITSYN						
1202/1284	9/27/2010	WD	U	I	12	12,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NATALIA CHERNITSYNA						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0700	C	MISC RES	0		00	0.00	0.00	1.16	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,880							

REVIEW DATE 12/04/2017 BY BC Total Acres: 1.16 Total Land Value: 20,880 Market: 0 Agricultural: 0 Common: 20,880 PRINTED 11/17/2026 BY SYS