LOT 5 BICENTENNIAL ACRES UNIT 1.
EX W 5 AC DESC ORB 515-107, DC G

CULP JOHN W JR/CULP TAMMY
1183 SE ADAMS STREET
HIGH SPRINGS, FL 32643

2027

11-7S-17-09983-001

BUILDING CHARACTERISTICS

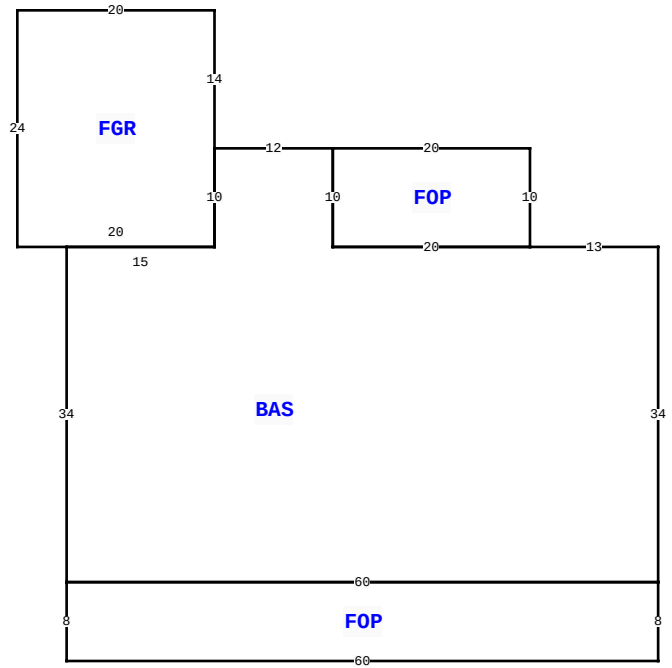
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		11717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	199,844
FGR	480	55		264	24,425
FOP	200	30		60	5,552
FOP	480	30		144	13,323
TOTALS	3,320			2,628	243,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	112.1472	123.36	324,190	2005	2005	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2011 Heated Area: 2160 HX Base Yr 2011



1183 SE ADAMS ST, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,142
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		39,040
TOTAL MARKET VALUE		290,182
SOH/AGL Deduction		85,803
ASSESSED VALUE		204,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,968
TOTAL JUST VALUE		290,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042235	Roof Replacement	23,500	06/29/2021
23128	SFR	628	05/11/2005
16367	REMODEL	50	12/03/1999
15313	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0613	9/09/2010	WD	Q	I	01	168,100
GRANTOR: BRIAN S RIX						
GRANTEE: JOHN W CULP JR & TA						
1178/1306	5/01/2009	WD	U	I	11	100
GRANTOR: CORINA R RIX (DIVORCE						
GRANTEE: BRIAN S RIX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W20 S10 E20$ W20 N10 W12 FGR= N14 W20 S24 E20 N10$ S10 W15 S34 FOP= S8 E60 N8 W60$ E60 N34$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0100	C	SFR	100			0.00	0.00	1.44	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,040							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 12/04/2017 BY DF Total Acres: 2.44 Total Land Value: 39,040 Market: 0 Agricultural: 0 Common: 39,040 PRINTED 11/17/2026 BY SYS