LOTS 21 & 22 BICENTENNIAL ACRES
AT SW COR OF LOT 21, RUN NE 711.
662.80 FT, W 402.50 FT TO POB.

GU TIM QUAN
578 SE BRAWLEY TER
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	86,064
TOTAL MARKET VALUE	87,264
SOH/AGL Deduction	16,777
ASSESSED VALUE	70,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,487
TOTAL JUST VALUE	87,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1900	12/19/2021	QC	U	I	11	0
GRANTOR: SHEPHERD CHRISTOPHER						
GRANTEE: GU TIM QUAN						
1451/1028	11/01/2021	QC	P	I	98	20,000
GRANTOR: SHEPHERD CHRISTOPHER						
GRANTEE: GU TIM QUAN						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	9.78	AC		1.00	1.00	0.80	11,000.00	8,800.00	86,064							

REVIEW DATE 12/04/2017 **BY** DF Total Acres: 9.78 Total Land Value: 86,064 Market: 0 Agricultural: 0 Common: 86,064 **PRINTED** 05/08/2026 BY SYS