

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  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																							
ELEMENT	CD	CONSTRUCTION								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																																																							
DOR CODE 0700 MISC IMPROVED																				PERMIT NUM										DESCRIPTION										AMT										ISSUED																									
MAP NUM																																																																											
NEIGHBORHOOD/LOC 11717.010 1.00/																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																																																							
						OFF RECORD Number										DATE										TYPE INST										Q U										V I										RSN CD										SALE PRICE									
						1455/1900										12/19/2021										QC U										I I										11										0																			
GRANTOR: SHEPHERD CHRISTOPHER																				GRANTOR: GU TIM QUAN																																																							
						1451/1028										11/01/2021										QC P										I I										98										20,000																			
GRANTOR: SHEPHERD CHRISTOPHER																				GRANTOR: GU TIM QUAN																																																							
TOTALS																				BLD DATE										LGL DATE										05/06/2026										MLU																									
EXTRA FEATURES																				XF DATE																																																							
																				INC DATE																																																							
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	600																																																										
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	600																																																										
LAND DESCRIPTION																				TOTAL OB/XF										1,200																																													
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	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 06/23/2026 BY SYS																																																																											