LOT 1 BICENTENNIAL ACRES UNIT ON
763-887, 978-2675, 978-2676, QC

GU XINGYOU/WANG YOU
578 SE BRAWLEY TER
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

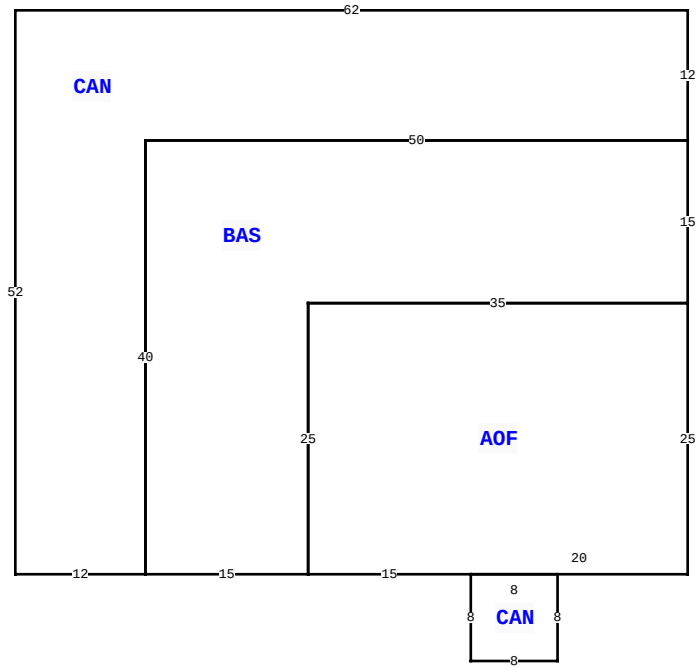
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	16	EPOXY STRP 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0148	SFRES/WAREHOUSE/STRG
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
AOF	875	150		1,312	57,132
BAS	1,125	100		1,125	48,989
CAN	64	30		19	827
CAN	1,224	30		367	15,981
TOTALS	3,288			2,823	122,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,823	134.4000	53.76	151,764	2007	2007	0	0	0	19.00	81.00

1 PREF M B A 0% - 2018 Heated Area: 2000 HX Base Yr



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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,929
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	170,929
SOH/AGL Deduction	21,730
ASSESSED VALUE	149,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,199
TOTAL JUST VALUE	170,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W62 S52 E12 BAS= E15 AOF= E15 CAN= S8 E8 N8 W8$ E20 N25 W35 S25$ N25 E35 N15 W50 S40$ N40 E50 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4800	C	WAREHOUSE	0			0.00	0.00	5.00	AC		1.00	1.00	0.80	12,000.00	9,600.00	48,000							

REVIEW DATE 12/04/2017 BY DF Total Acres: 5.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 05/08/2026 BY SYS