LOT 26 BICENTENNIAL ACRES UNIT 1
630-700, 837-981, DC 1446-1974,

ARTICA JUAN A
133 SW COUNTY ROAD 778
HIGH SPRINGS, FL 32643

2026

11-7S-17-09983-020

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

409 SE BRAWLEY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	12,495
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	64,495
SOH/AGL Deduction	7,769
ASSESSED VALUE	56,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,726
TOTAL JUST VALUE	64,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40584	ELECTRICAL	0	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1455/1733	12/27/2021	WD	Q	I	01	25,000
GRANTOR: MCCULLAR NATHAN PAUL						
GRANTEE: ARTICA JUAN A						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,995.00	4,995.00	100	2022	2021		100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 12,495

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	5.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,000							

REVIEW DATE 01/07/2022 BY JB Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 06/23/2026 BY SYS