LOTS 31 & 32 BICENTENNIAL AC'S U
COMM AT NW COR OF LOT 32 RUN E 1
THENCE RUN S 330 FT, E 455.32 FT

COX KEVIN/COX JENNIFER
101 SE JEFFERSON GLN
HIGH SPRINGS, FL 32643

2027

11-7S-17-09983-026

BUILDING CHARACTERISTICS

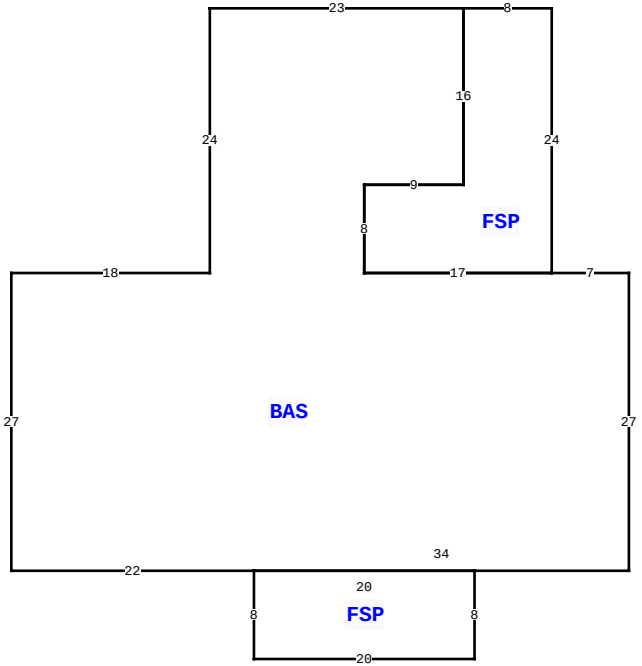
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0102	SFRES/MOBILE HOME
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	1,992	100		1,992	217,037
FSP	160	40		64	6,973
FSP	264	40		106	11,549
TOTALS	2,416			2,162	235,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	119.3346	131.27	283,806	2008	2008	0	0	0	17.00	83.00

3 SINGLE FAM 100% - 2025 Heated Area: 1992 HX Base Yr 2025



101 SE JEFFERSON GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,559
TOTAL MARKET OB/XF VALUE		23,600
TOTAL LAND VALUE - MARKET		140,220
TOTAL MARKET VALUE		399,379
SOH/AGL Deduction		227,223
ASSESSED VALUE		172,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,745
TOTAL JUST VALUE		399,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28455	M H	325	03/29/2010
27054	SFR	704	05/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/881	12/27/2024	WD	Q	I	01	460,000
GRANTOR: ROGERS WAYNE ALLEN						
GRANTEE: COX KEVIN						
1500/1557	10/09/2023	PB	U	I	18	0
GRANTOR: ROGERS MARY L						
GRANTEE: ROGERS WAYNE ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N24 W8 S16 W9 S8 E17$ W17 N8 E9 N16 W23 S24 W18 S27 E22 FSP= S8 E20 N8 W20$ E34 N27$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 20,900

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	7,200							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	7,200							
3	9900	C	AC NON-AG	100					13.98	AC		1.00	1.00	1.00	9,000.00	9,000.00	125,820							

REVIEW DATE 03/18/2025 BY TP Total Acres: 15.98 Total Land Value: 140,220 Market: 0 Agricultural: 0 Common: 140,220 PRINTED 11/17/2026 BY SYS

LOTS 31 & 32 BICENTENNIAL AC'S U
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COLUMBIA COUNTY PROPERTY

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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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
12	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
13	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
14	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
15	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
16	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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

REVIEW DATE 03/18/2025 BY TP Total Acres: 15.98 Total Land Value: 140,220 Market: 0 Agricultural: 0 Common: 140,220 PRINTED 11/17/2026 BY SYS