COMM NW COR OF SEC, E ALONG N LI
TO E R/W US-441 ALSO BEING THE P
20 FT, E 1836.98 FT, S 476.20 FT

REVOCABLE INTER-VIVOS CHESTER A & MARGARET B PATTE
492 SE HOPPERGRASS GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09990-000

BUILDING CHARACTERISTICS

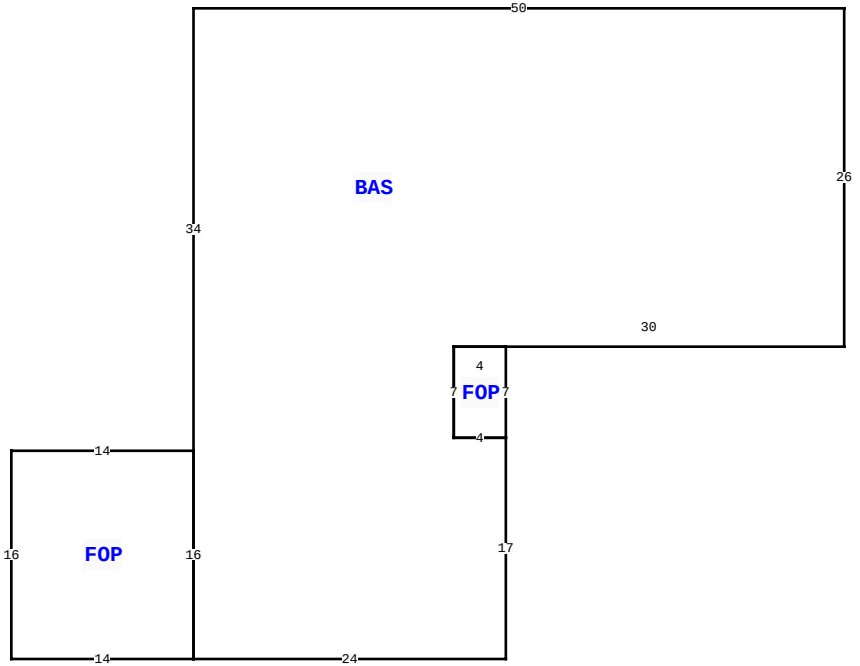
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	143,627
FOP	28	30		8	622
FOP	224	30		67	5,207
TOTALS	2,100			1,923	149,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	108.7020	119.57	229,933	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr



492 SE HOPPERGRASS GLN, HIGH SPRINGS

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

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0030	BARN,MT	0	0	50	100	5,000.00	UT	7.50	7.50	100	2005	2005	3	100	37,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,456
TOTAL MARKET OB/XF VALUE		45,800
TOTAL LAND VALUE - MARKET		547,700
TOTAL MARKET VALUE		237,916
SOH/AGL Deduction		78,193
ASSESSED VALUE		159,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,312
TOTAL JUST VALUE		742,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046853	Electrical Servic	0	03/29/2023
000046854	Electrical Servic	0	03/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
997/1818	8/29/2003	WD	U	I	11	100

GRANTOR: PATTERSON CHESTER ALL

GRANTEE: REVOCABLE INTER-VIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S34 FOP= W14 S16 E14 N16$ S16 E24 N17 FOP= N7W4 S7 E4$ W4 N7 E30 N26$.

LAND DESCRIPTION

TOTAL OB/XF 45,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	5,000.00	5,000.00	7,700							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	107.00	AC		1.00	1.00	1.00	280.00	280.00	29,960							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	107.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	535,000							

REVIEW DATE 04/14/2026 BY robin Total Acres: 109.54 Total Land Value: 42,660 Market: 535,000 Agricultural: 29,960 Common: 12,700 PRINTED 11/16/2026 BY SYS