

COMM NW COR OF SEC, E 100 FT TO S ALONG R/W 20 FT TO POB, CONT S E 516.66 FT, N 172.10 FT, W 516.

HARRISON RHYS JAMES  
170 SE HOPPERGRASS GLN  
HIGH SPRINGS, FL 32643

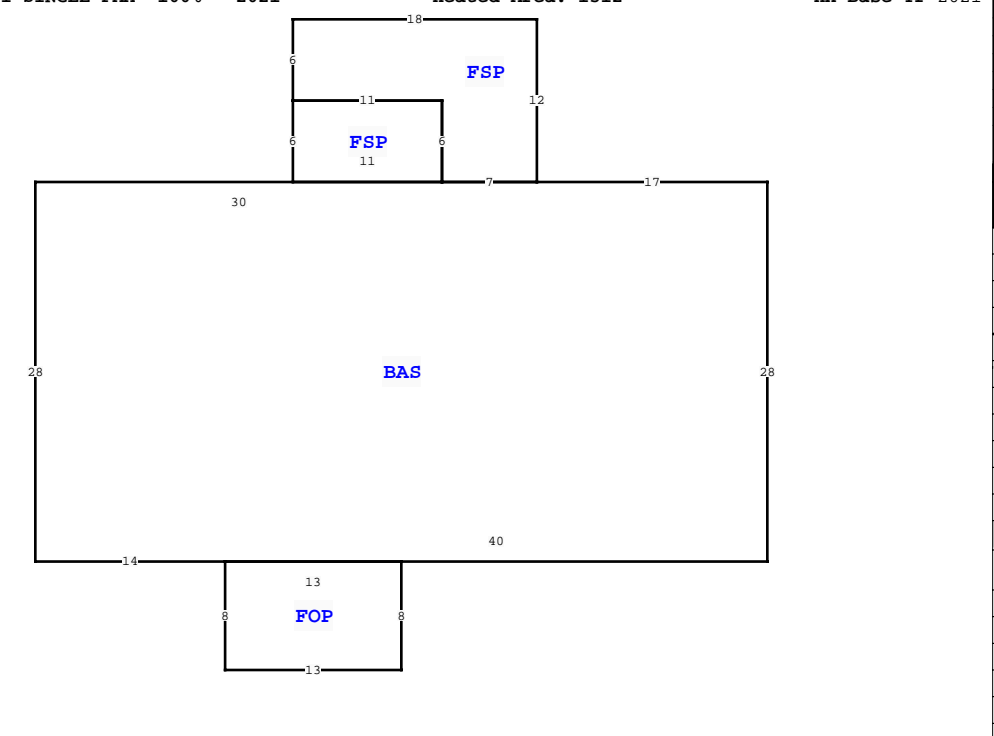
2026

15-7S-17-09990-006

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,629	130.1246	145.74	237,410	1990	2010	0	0	18.75	81.25	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			192,896	
TOTAL MARKET OB/XF VALUE			39,601	
TOTAL LAND VALUE - MARKET			32,640	
TOTAL MARKET VALUE			265,137	
SOH/AGL Deduction			49,911	
ASSESSED VALUE			215,226	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			163,815	
TOTAL JUST VALUE			265,137	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			265,637	



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	1,512	100		1,512	179,042
FOP	104	30		31	3,671
FSP	66	40		26	3,079
FSP	150	40		60	7,105
TOTALS	1,832			1,629	192,896

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046683	Electrical Servic	0	03/08/2023
20712	POOL	110	05/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2778	4/30/2020	WD Q	Q	I	01	215,000
GRANTOR: CHAD M & BRITTANY V G						
GRANTEE: RHYS JAMES HARRISON						
1379/1384	3/01/2019	WD Q	Q	I	01	194,000
GRANTOR: GARY B & SUSAN T BLYT						
GRANTEE: CHAD M & BRITTANY V						

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	100	20	22	440.00	UT	2.00	2.00	100	1993	1993	3	100	880	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	10.00	10.00	100	1993	1993	3	100	1,000	
3	0210	GARAGE U	0	100	24	25	600.00	UT	20.00	20.00	100	1993	1993	3	100	12,000	
4	0251	LEAN TO W/	0	100	14	25	350.00	UT	3.50	3.50	100	1993	1993	3	100	1,225	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	105.00	105.00	100	2003	2003	3	40	21,504	
6	0166	CONC, PAVMT	0	100	0	0	748.00	UT	2.00	2.00	100	2003	2003	3	100	1,496	
7	0120	CLFENCE 4	0	100	8	34	272.00	UT	5.50	5.50	100	2003	2003	3	100	1,496	

TOTAL OB/XF													39,601				
170 SE HOPPERGRASS GLN, HIGH SPRINGS																	

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W17 FSP= N12 W18 S6 E11 S6 E7\$ W7 FSP= N6 W11 S6 E11\$ W30 S28 E14 FOP= S8 E13 N8 W13\$ E40 N28\$.						

LAND DESCRIPTION													TOTAL OB/XF					39,601						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSPM	0.00	0.00	2.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,640							