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

2027

15-7S-17-09990-006

BUILDING CHARACTERISTICS

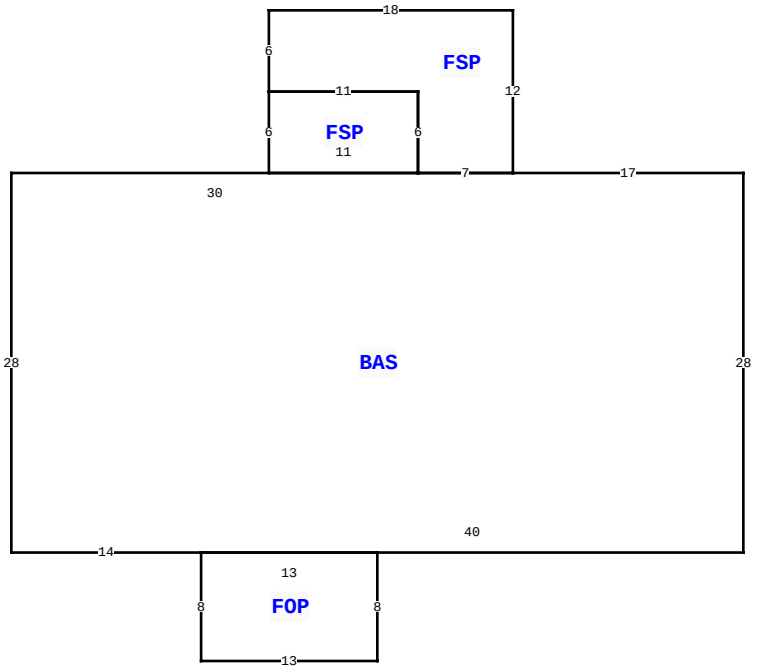
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	175,848
FOP	104	30		31	3,605
FSP	66	40		26	3,024
FSP	150	40		60	6,978
TOTALS	1,832			1,629	189,455

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	143.14	233,175	1990	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2021 Heated Area: 1512 HX Base Yr 2021



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

170 SE HOPPERGRASS GLN, HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,455
TOTAL MARKET OB/XF VALUE	39,601
TOTAL LAND VALUE - MARKET	32,640
TOTAL MARKET VALUE	261,696
SOH/AGL Deduction	40,013
ASSESSED VALUE	221,683
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	170,272
TOTAL JUST VALUE	261,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,137

SALE:1:1: 2.04 ACRES $.55 STAMPS

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	I	01	215,000
GRANTOR: CHAD M & BRITTANY V G						
GRANTEE: RHYS JAMES HARRISON						
1379/1384	3/01/2019	WD	Q	I	01	194,000
GRANTOR: GARY B & SUSAN T BLYT						
GRANTEE: CHAD M & BRITTANY V						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 39,601

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		*RSFMH	0.00	0.00	2.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,640							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.04 Total Land Value: 32,640 Market: 0 Agricultural: 0 Common: 32,640 PRINTED 11/17/2026 BY SYS