

LOTS 11, 12 & 13 GILBERT PARK S/
OF SW1/4 OF NW1/4, RUN W 276.69
E 277.16 FT, S 491.15 FT TO POB.

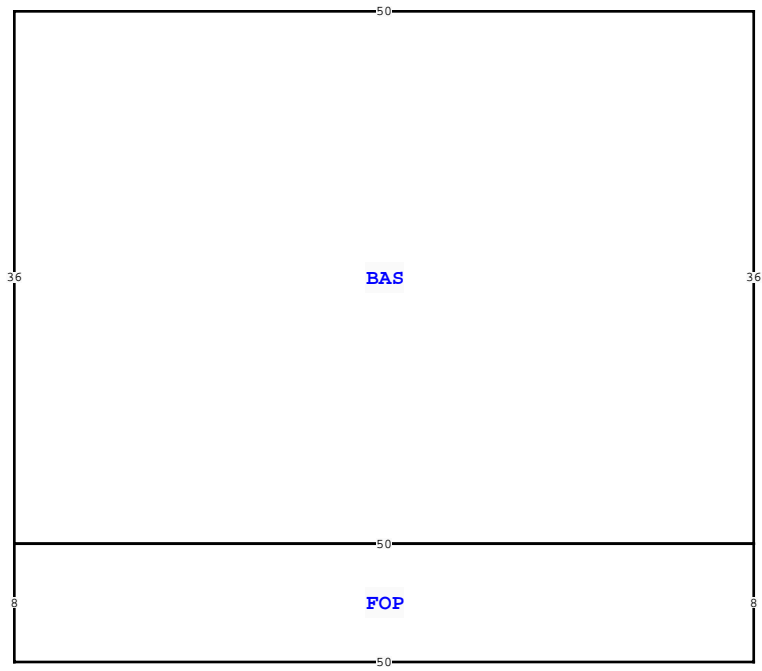
NICKS ANDREW G
273 SE HARDIN CT
HIGH SPRINGS, FL 32643-1582

2026

15-7S-17-09996-004


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 15 | HARDTILE | 80 |
| Interior Floor | 14 | CARPET | 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 |
| Architectural | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 15717.020 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,800 | 100 | |
| FOP | 400 | 30 | |
| TOTALS | 2,200 | | 1,920 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | SINGLE FAM | 100% | - 2015 | | | | | | | | |
| Heated Area: 1800 | | | | | | HX Base Yr 2015 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|----------------------------------------------------|-------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 199,703 | | |
| TOTAL MARKET OB/XF VALUE | | | | 15,500 | | |
| TOTAL LAND VALUE - MARKET | | | | 38,750 | | |
| TOTAL MARKET VALUE | | | | 253,953 | | |
| SOH/AGL Deduction | | | | 89,460 | | |
| ASSESSED VALUE | | | | 164,493 | | |
| TOTAL EXEMPTION VALUE | | | | 51,411 | | |
| BASE TAXABLE VALUE | | | | 113,082 | | |
| TOTAL JUST VALUE | | | | 253,953 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 248,669 | | |
| PRMT:1:1: 6 MTS TEMT FOR TVL TRL | | | | | | |
| SALE:1:1: ALREADY IN HER NAME-DO NOT KNOW WHY THIS | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 24733 | SFR | 543 | 07/10/2006 | | | |
| 18462 | M H | 125 | 06/29/2001 | | | |
| 16734 | M H | 75 | 03/14/2000 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1304/1432 | 10/31/2015 | WD | U | I | 16 | 64,500 |
| GRANTOR: SARAH HUNTER | | | | | | |
| GRANTEE: ANDREW G NICKS | | | | | | |
| 1278/0871 | 7/17/2014 | WD | U | I | 12 | 145,100 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: ANDREW NICKS & SARA | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W50 S36 FOP= S8 E50 N8 W50\$ E50 N36\$. | | | | | | |

| EXTRA FEATURES | | 271 SE HARDIN CT, HIGH SPRINGS | |
|----------------|------------|--------------------------------|----------|
| L N | OB/XF CODE | DESCRIPTION | ADJ R |
| 1 | 0296 | SHED METAL | 0.00 |
| 2 | 0294 | SHED WOOD/ | 0.00 |
| 3 | 9947 | Septic | 3,000.00 |
| 4 | 0060 | CARPORT F | 5.00 |
| 5 | 9945 | Well/Sept | 7,000.00 |
| 6 | 0169 | FENCE/WOOD | 0.00 |

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

| LAND DESCRIPTION | | TOTAL OB/XF 15,500 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 491.00 | 277.00 | 3.10 | AC | | 1.00 | 1.00 | 1.00 | 12,500.00 | 12,500.00 | 38,750 | | | | | | | |

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