

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
Architectual	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					

BAS

FOP

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				31,000		
TOTAL MARKET VALUE				246,203		
SOH/AGL Deduction				81,710		
ASSESSED VALUE				164,493		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				113,082		
TOTAL JUST VALUE				246,203		
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	BLD CAP
1	0296	SHED METAL	0 100
2	0294	SHED WOOD/	0 100
3	9947	Septic	0 0
4	0060	CARPORT F	0 100
5	9945	Well/Sept	0 100
6	0169	FENCE/WOOD	0 100

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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00		0.00	100	2005	2005	3	100	100	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00		0.00	100	2005	2005	3	100	400	
3	9947	Septic	0 0	0	0	1.00	UT	3,000.00		3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0 100	16	40	640.00	UT	5.00		5.00	100	2005	2005	3	100	3,200	
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00		7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00		0.00	100	2017	2017	3	100	1,800	

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	10,000.00	10,000.00	31,000							

TOTAL OB/XF 15,500	
15,500	