

COMM SE COR OF SEC, RUN W 1312.7
 FT FOR POB, RUN W 47.34 FT, N 20
 LINE OF RD, SE ALONG R/W 254.27

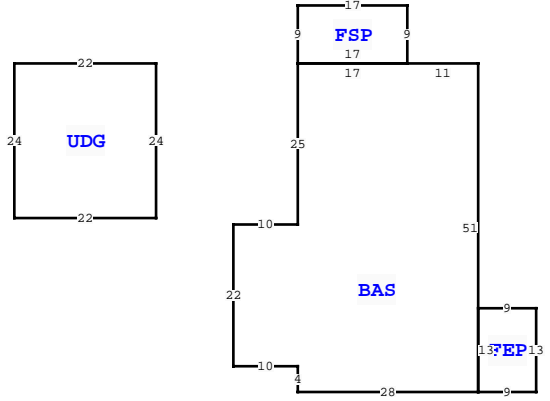
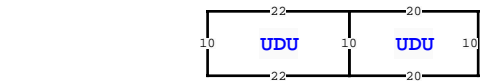
HOME SOLUTION PARTNERSHIPS LLC
 20345 NW 248TH DR
 HIGH SPRINGS, FL 32643

2026

16-4S-17-08374-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,648	100	
FEP	117	80	
FSP	153	40	
UDG	528	55	
UDU	200	55	
UDU	220	55	
TOTALS	2,866		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,324	93.8520	105.11	244,276	1932	1965	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1648 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			158,779
TOTAL MARKET OB/XF VALUE			1,175
TOTAL LAND VALUE - MARKET			15,985
TOTAL MARKET VALUE			175,939
SOH/AGL Deduction			0
ASSESSED VALUE			175,939
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,939
TOTAL JUST VALUE			175,939
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051292	Roof Replacement	3,399	10/28/2024
000051293	Roof Replacement	12,999	10/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1452	10/01/2024	QC	U	I	11	100
GRANTOR: GAAR ANGELA LEIGH						
GRANTEE: HOME SOLUTION PARTN						
1524/1453	9/29/2024	QC	U	I	11	100
GRANTOR: GAAR ANGELA LEIGH						
GRANTEE: HOME SOLUTIONS PART						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	325	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W11 FSP= N9 W17 S9 E17\$W17 S25 W10 S22 E10 S4 E28 FEP= E9 N13 W9 S13\$ N51\$ PTR=N50 UDU= W20 UDU= W22 S10 E22 N10\$ S10 E20 N10\$ S50\$ PTR=W50 UDG= W22 S24 E22 N24\$E50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,985							