

COMM NW COR OF SEC, RUN E 25 FT
 OAK RD, CONT E 815.61 FT, S 2335
 POB, CONT S 291.20 FT, E 769.99

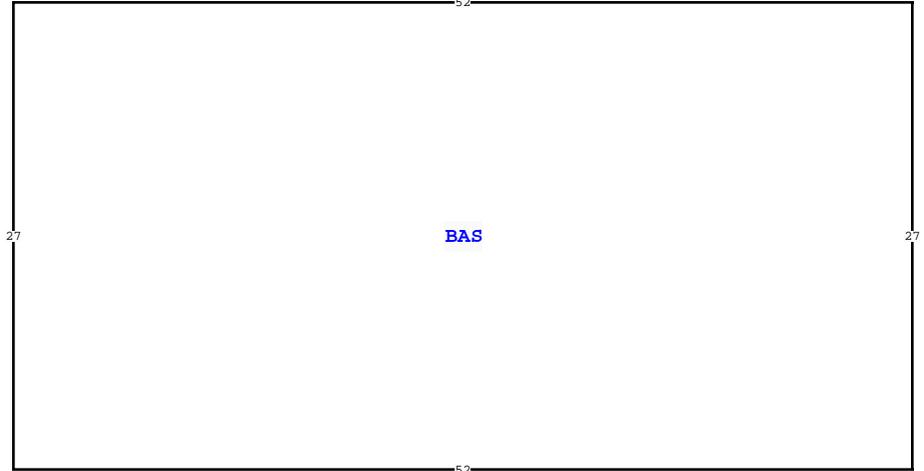
ARTICA JUAN A
 21653 U S 441
 HIGH SPRINGS, FL 32643

2026

16-6S-16-03832-209

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,404	102.1250	98.04	137,648	1999	1999	0	0	45.00	55.00		
1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	75,706			
TOTAL MARKET OB/XF VALUE	7,700			
TOTAL LAND VALUE - MARKET	57,000			
TOTAL MARKET VALUE	98,253			
SOH/AGL Deduction	0			
ASSESSED VALUE	98,253			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	98,253			
TOTAL JUST VALUE	140,406			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	136,831			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042008	Electrical Servic	0	05/26/2021
21721	M H	357	04/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE U	I	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1419/1471	9/16/2020	WD Q	I	I	01	40,000
GRANTOR: SCOTT MICHAEL LUTMAN						
GRANTEE: JUAN A ARTICA						

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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
2	0261	PRCH, UOP	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,700	
612 SW HENDERSON TER, FORT WHITE														BLD DATE	LGL DATE
														XF DATE	LAND DATE
														INC DATE	AG DATE
														05/07/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=18,7] E52 S27 W52 N27 \$													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	5500	A	TIMBER 2	0					4.15	AC		1.00	1.00	1.00	445.00	445.00	1,847							
3	9910	M	MKT.VAL.AG	0					0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							