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
133 SW CR 778
HIGH SPRINGS, FL 32643

2027

16-6S-16-03832-209

BUILDING CHARACTERISTICS

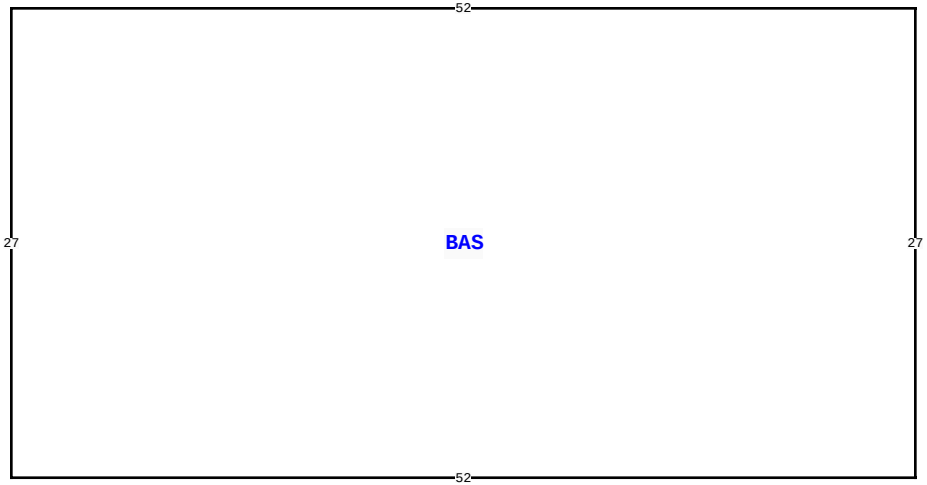
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	73,344
TOTALS	1,404			1,404	73,344

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	94.98	133,352	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr



612 SW HENDERSON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	700.00	700.00	100	2027	2026		100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,344
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	96,091
SOH/AGL Deduction	0
ASSESSED VALUE	96,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,091
TOTAL JUST VALUE	138,244
NCON VALUE	700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,831

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	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1419/1471	9/16/2020	WD	Q	I	01	40,000
GRANTOR: SCOTT MICHAEL LUTMAN						
GRANTEE: JUAN A ARTICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,7] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	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							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.15 Total Land Value: 14,847 Market: 44,000 Agricultural: 1,847 Common: 13,000 PRINTED 11/16/2026 BY SYS