LOT 15 RIVER RISE RESIDENTIAL S/
WD 1074-2582, 1074-2586, 1122-14

CATO ROBERT H JR/CATO SHERRY B
397 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-215

BUILDING CHARACTERISTICS

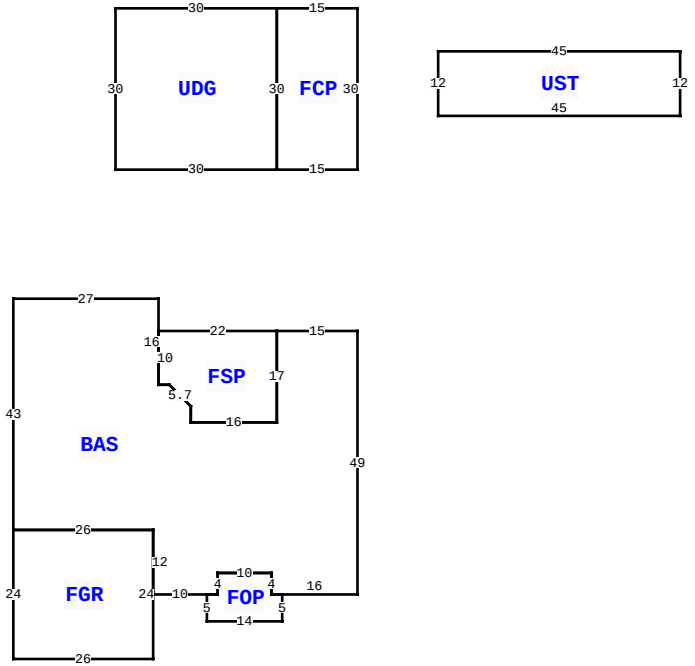
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,606	100		2,606	233,306
FCP	450	25		112	10,027
FGR	624	55		343	30,708
FOP	110	30		33	2,955
FSP	340	40		136	12,176
UDG	900	55		495	44,315
UST	540	45		243	21,755
TOTALS	5,570			3,968	355,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,968	112.3406	123.57	490,326	2006	2006	0	0	0	27.55	72.45

1 SINGLE FAM 100% - 2007 Heated Area: 2606 HX Base Yr 2007



397 SW GREY WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	672.00	UT	3.00	3.00	100	2006	2006	3	100	2,016	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,241
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,957
SOH/AGL Deduction		114,877
ASSESSED VALUE		330,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,669
TOTAL JUST VALUE		444,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053791	Roof Replacement	16,761	08/06/2025
000053727	Roof Replacement	50,082	07/31/2025
28427	STORAGE	180	03/18/2010
24464	SFR	787	05/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/302	8/27/2021	LE	U	I	14	100
GRANTOR: CATO ROBERT H						
GRANTEE: CATO ROBERT H						
1074/2586	2/21/2006	WD	Q	V		79,700
GRANTOR: NEVIN SUMMERS						
GRANTEE: ROBERT AND SHERRY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W22 S10 E2 D4 R4 S3 E16 N17$ S17 W16 N3 L4 U4 W2 N16 W27 S43 FGR= S24 E26 N24 W26$ E26 S12 E10 FOP= S5 E14 N5 W2 N4 W10 S4 W2$ E2 N4 E10 S4 E16 N49$ PTR= N30 FCP= N30 W15 UDG= W30 S30 E30 N30$ S30 E15$ S30$ PTR= N40 E60 UST= N12 W45 S12 E45$ S40 W60$.

LAND DESCRIPTION

TOTAL OB/XF 4,716

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	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/15/2025 BY chuck Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS