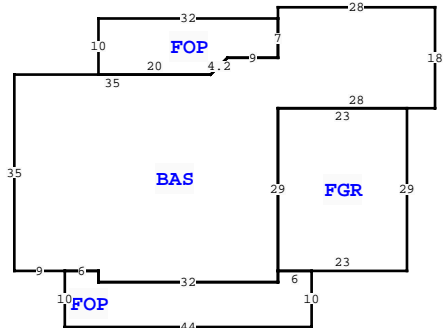
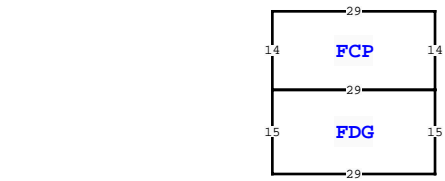




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	07	07	
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
BAS	2,245	100	
FCP	406	25	
FDG	435	60	
FGR	667	55	
FOP	289	30	
FOP	376	30	
TOTALS	4,418		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,175	123.7720	138.62	440,118	2017	2017	0	0	8.00	92.00
1 SINGLE FAM 100% - 2018 Heated Area: 2245 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		404,909	
TOTAL MARKET OB/XF VALUE		41,954	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		531,863	
SOH/AGL Deduction		196,979	
ASSESSED VALUE		334,884	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		233,473	
TOTAL JUST VALUE		531,863	
NCON VALUE		20,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053131	Storage Building	24,349	05/19/2025
40063	POOL	0	06/29/2020
34584	GARAGE	234	10/21/2016
34583	SFR	1,244	10/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1868	8/19/2016	WD	Q	V	01	55,000
GRANTOR: BRENDA C FORRESTER (A)						
GRANTEE: GREGG HENRY & MELIS						
1076/2227	2/25/2006	WD	Q	V		77,700
GRANTOR: NEVIN G SUMMERS						
GRANTEE: BRENDA C FORRESTER						

EXTRA FEATURES		275 SW GREY WAY, HIGH SPRINGS															
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	0166	CONC, PAVMT	0	100	0	0	2,980.00	UT	2.00	2.00	100	2017	2017	3	100	5,960	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	0280	POOL R/CON	0	100	0	1	476.00	UT	33.00	33.00	100	2021	2020		91	14,294	
4	0030	BARN, MT	0	100	0	0	1.00	UT	20,500.00	20,500.00	100	2026	2025		100	20,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W28 S2 S7 W9 D3L3 W35 S35 E9 E6 S2 E32 N2 N29 E28 N18 \$	
FGR=[ORIG=-28,47] E23 N29 W23 S29 \$	
FDG=[ORIG=0,-30] N15 W29 S15 E29 \$	
FCP=[ORIG=0,-45] N14 W29 S14 E29 \$	
FOP=[ORIG=-66,47] S10 E44 N10 W6 S2 W32 N2 W6 \$	
FOP=[ORIG=-28,2] W32 S10 E20 U3R3 E9 N7 \$.	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S2 S7 W9 D3L3 W35 S35 E9 E6 S2 E32 N2 N29 E28 N18 \$	
FGR=[ORIG=-28,47] E23 N29 W23 S29 \$	
FDG=[ORIG=0,-30] N15 W29 S15 E29 \$	
FCP=[ORIG=0,-45] N14 W29 S14 E29 \$	
FOP=[ORIG=-66,47] S10 E44 N10 W6 S2 W32 N2 W6 \$	
FOP=[ORIG=-28,2] W32 S10 E20 U3R3 E9 N7 \$.	

LAND DESCRIPTION		TOTAL OB/XF										41,954												
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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							