LOT 17 RIVER RISE S/D UNIT 1.
WD 1076-2227, WD 1320-1868,

KULCZYCKE GREGG HENRY/KULCZYCKE MELISSA ELAINE
275 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-217

BUILDING CHARACTERISTICS

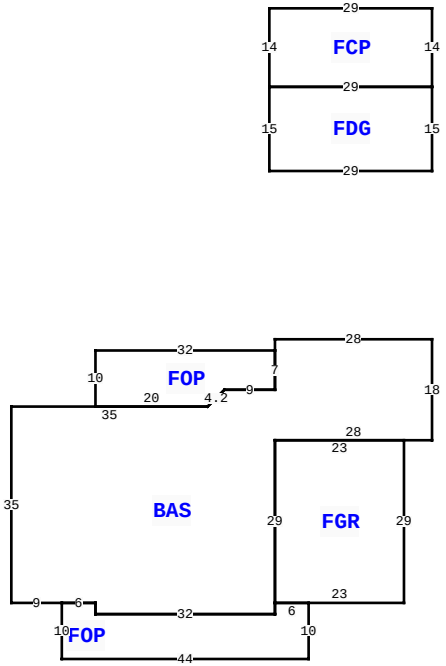
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100		2,245	281,204
FCP	406	25		102	12,776
FDG	435	60		261	32,692
FGR	667	55		367	45,970
FOP	289	30		87	10,897
FOP	376	30		113	14,154
TOTALS	4,418			3,175	397,694

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	136.15	432,276	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2245 HX Base Yr 2018



275 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	397,694
TOTAL MARKET OB/XF VALUE	41,954
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	524,648
SOH/AGL Deduction	179,717
ASSESSED VALUE	344,931
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	243,520
TOTAL JUST VALUE	524,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,863

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						

BUILDING NOTES

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

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 07/17/2025 BY justin Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS