LOT 18 RIVER RISE S/D UNIT 1.
WD 1079-1458, WD 1137-2681, WD 1

THOMAS JOSEPH PATRICK KASTNER/
203 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-218

BUILDING CHARACTERISTICS

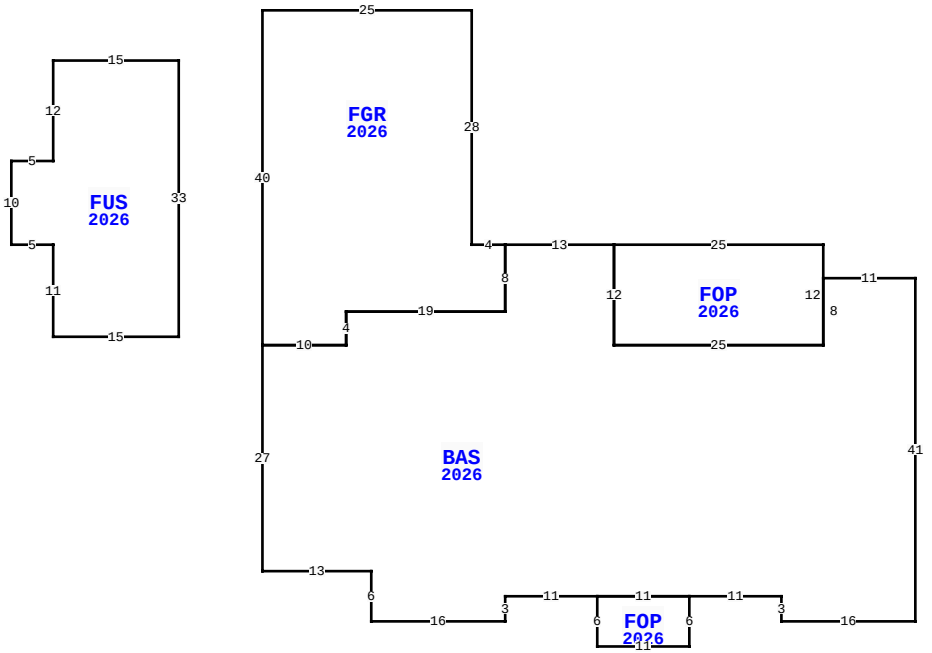
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,717	100	2026	2,717	361,171
FGR	972	55	2026	535	71,118
FOP	66	30	2026	20	2,659
FOP	300	30	2026	90	11,964
FUS	545	100	2026	545	72,447
TOTALS	4,600			3,907	519,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,907	120.8450	132.93	519,358	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3262 HX Base Yr 2026



203 SW GREY WAY, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		519,358
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		612,258
SOH/AGL Deduction		0
ASSESSED VALUE		612,258
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		560,847
TOTAL JUST VALUE		612,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052326	New Residential C	300,000	02/21/2025
000051971	Right-of-Way Acce		01/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/631	10/10/2025	WD	Q	I	01	959,900
GRANTOR: HOLLOWAY LEE A						
GRANTEE: THOMAS JOSEPH						
1402/1842	1/03/2020	WD	Q	V	01	62,500
GRANTOR: LEIGH S & CAROL A CAN						
GRANTEE: LEE A HOLLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=89,6] W11 S8 W25 N12 W13 S8 W19 S4 W10 S27 E13 S6 E16 N3 E11 E11 E11 S3 E16 N41 $
FGR=[YR=2026;ORIG=36,-26] W25 S40 E10 N4 E19 N8 W4 N28 $
FUS=[YR=2026;ORIG=1,-20] W15 S12 W5 S10 E5 S11 E15 N33 $
FOP=[YR=2026;ORIG=53,2] E25 S12 W25 N12 $
FOP=[YR=2026;ORIG=51,44] E11 S6 W11 N6 $
.

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	1,580.00	UT	5.00	5.00	100	2026	2025		100	7,900	

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	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 04/21/2026 BY robin Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS