LOT 21 RIVER RISE S/D UNIT 1.
WD 1078-1271,WD 1162-904, WD 120

HOLLOWAY LEE A/HOLLOWAY DEBORA M
218 SW GREY WAY
HIGH SPRINGS, FL 32643

**2027**

**16-7S-17-10006-221**

## BUILDING CHARACTERISTICS

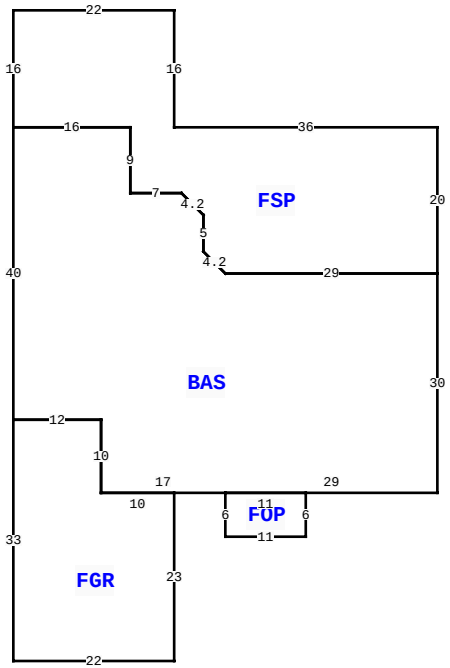
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 2,050 | 100 | | 2,050 | 218,541 |
| FGR | 626 | 55 | | 344 | 36,672 |
| FOP | 66 | 30 | | 20 | 2,132 |
| FSP | 1,082 | 40 | | 433 | 46,161 |
| TOTALS | 3,824 | | | 2,847 | 303,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,847 | 112.6944 | 123.96 | 352,914 | 2011 | 2011 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2050 HX Base Yr 2019




218 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 | 303,506 |
| TOTAL MARKET OB/XF VALUE | 20,033 |
| TOTAL LAND VALUE - MARKET | 102,000 |
| TOTAL MARKET VALUE | 425,539 |
| SOH/AGL Deduction | 105,165 |
| ASSESSED VALUE | 320,374 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 268,963 |
| TOTAL JUST VALUE | 425,539 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 431,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29306 | STORAGE | 50 | 04/13/2011 |
| 29046 | SFR | 1,072 | 12/06/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1564/1903 | 4/01/2026 | WD | U | I | 11 | 100 |
| GRANTOR: FINCH MEGAN FKA MEGAN | | | | | | |
| GRANTEE: HOLLOWAY LEE ANTHON | | | | | | |
| 1377/0430 | 1/23/2019 | QC | U | I | 11 | 0 |
| GRANTOR: MEGAN M HOLLOWAY | | | | | | |
| GRANTEE: LEE A & DEBORA M HO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= S40 FGR= S33 E22 N23 W10 N10 W12$ E12 S10 E17 FOP= S6 E11 N6 W11$ E29 N30 FSP= N20 W36 N16 W22 S16 E16 S9 E7 D3 R3 S5 D3 R3 E29$W29 L3 U3 N5 L3 U3 W7 N9 W16$.

## 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 | 2011 | 2011 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 5,296.00 | UT | 2.00 | 2.00 | 90 | 2011 | 2011 | 3 | 90 | 9,533 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 7,500 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,033

| 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 | 1.20 | 85,000.00 | 102,000.00 | 102,000 | | | | | | | |

REVIEW DATE 12/06/2017 BY BC Total Acres: 5.03 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/16/2026 BY SYS