LOT 22 RIVER RISE S/D UNIT 1.
WD 1079-1474, WD 1301-1971,

STEPHENS JOHN D JR/LEE JANET
276 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-222

BUILDING CHARACTERISTICS

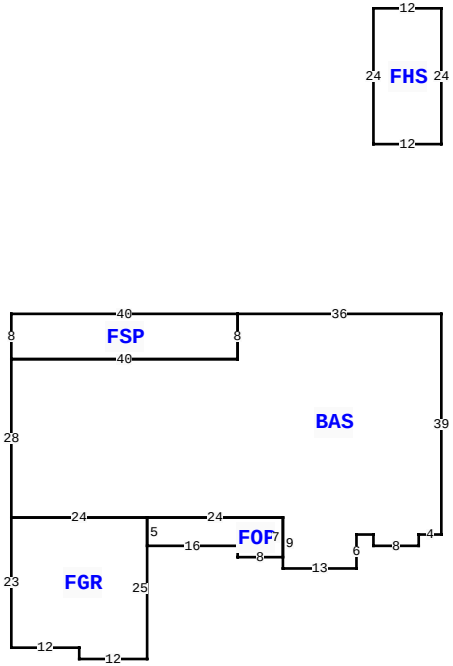
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
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	2,594	100		2,594	331,853
FGR	576	55		317	40,555
FHS	288	60		173	22,132
FOP	136	30		41	5,245
FSP	320	40		128	16,375
TOTALS	3,914			3,253	416,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,253	125.0524	137.56	447,483	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2882 HX Base Yr 2019



276 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	3,770.00	UT	2.00	2.00	100	2018	2018	3	100	7,540	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		416,159
TOTAL MARKET OB/XF VALUE		8,740
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		526,899
SOH/AGL Deduction		141,382
ASSESSED VALUE		385,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,106
TOTAL JUST VALUE		526,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35161	SFR	1,300	04/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1301/1971	9/24/2015	WD	Q	V	01	80,000
GRANTOR: WALTER H SHARPE						
GRANTEE: JOHN D STEPHENS JR						
1079/1474	3/10/2006	WD	Q	V		90,400
GRANTOR: NEVIN SUMMERS						
GRANTEE: WALTER H SHARPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= W40 S8 E40 N8$ S8 W40 S28 FGR= S23 E12 S2 E12 N25 W24$ E24 FOP= S5 E16 S2 E8 N7 W24$ E24 S9 E13 N6 E3 S2 E8 N2 E4 N39$ PTR= N30 FHS= N24 W12 S24 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,740

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 01/30/2019 BY JH Total Acres: 5.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/16/2026 BY SYS