LOT 23 RIVER RISE S/D UNIT 1.
WD 1076-855, WD 1501-2697,

POWELL DEREK/POWELL JOANNA
20345 NW 248TH DR
HIGH SPRINGS, FL 32643

**2026**

**16-7S-17-10006-223**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

358 SW GREY WAY, HIGH SPRINGS

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 102,000 |
| TOTAL MARKET VALUE | 102,000 |
| SOH/AGL Deduction | 9,600 |
| ASSESSED VALUE | 92,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,400 |
| TOTAL JUST VALUE | 102,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055334 | New Residential C | 301,800 | 03/25/2026 |
| 000054282 | Right-of-Way Acce | | 10/20/2025 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1501/2697 | 10/27/2023 | WD | Q | V | 01 | 113,500 |
| GRANTOR: DUBROVSKY MIKHAIL | | | | | | |
| GRANTEE: POWELL DEREK | | | | | | |
| 1076/0855 | 2/25/2006 | WD | Q | V | | 91,100 |
| GRANTOR: NEVIN SUMMERS | | | | | | |
| GRANTEE: MIKHAIL & TATYANA D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 85,000.00 | 102,000.00 | 102,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/14/2026 BY MLU Total Acres: 5.06 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 06/22/2026 BY SYS