LOT 24 RIVER RISE S/D UNIT 1.
WD 1083-1270, WD 1391-2196,

SAPP EDWARD W/SAPP SYBIL LYNN
422 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-224

BUILDING CHARACTERISTICS

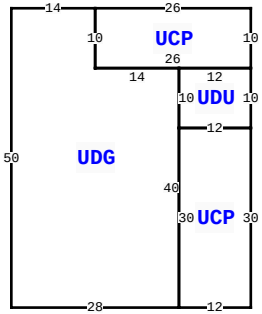
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.020	1.00/

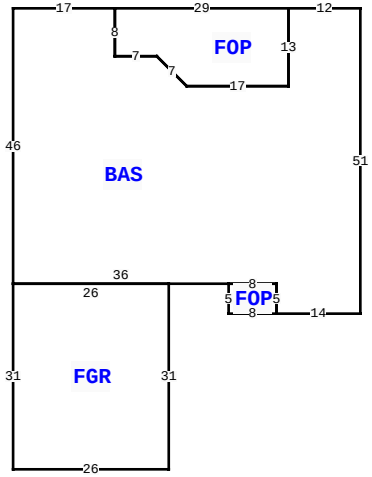
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100		2,409	306,337
FGR	806	55		443	56,333
FOP	40	30		12	1,526
FOP	330	30		99	12,589
UCP	260	20		52	6,613
UCP	360	20		72	9,156
UDG	1,260	55		693	88,124
UDU	120	55		66	8,392
TOTALS	5,585			3,846	489,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,846	122.9800	135.28	520,287	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2409 HX Base Yr 2021





422 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	1.00	UT	500.00	500.00	100	2022	2021		100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	489,070
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	575,570
SOH/AGL Deduction	243,898
ASSESSED VALUE	331,672
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	280,261
TOTAL JUST VALUE	575,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041945	Storage Building	50,000	05/18/2021
38857	SFR	0	11/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2196	8/20/2019	WD	Q	V	01	65,000
GRANTOR: WILLIAM H & CLARA J B						
GRANTEE: EDWARD W & SYBIL LY						
1083/1270	4/07/2006	WD	Q	V		78,000
GRANTOR: SUMMERS						
GRANTEE: BEMBRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S13 W17 U5L5 W7 N8 W17 S46 E36 E8 S5 E14 N51 $
UDG=[ORIG=-151,6] E14 S10 E14 S40 W28 N50 $
FGR=[ORIG=-58,46] S31 E26 N31 W26 $
UCP=[ORIG=-123,26] E12 S30 W12 N30 $
FOP=[ORIG=-12,0] W29 S8 E7 D5R5 E17 N13 $
UCP=[ORIG=-137,6] E26 S10 W26 N10 $
UDU=[ORIG=-123,16] E12 S10 W12 N10 $
FOP=[ORIG=-22,46] S5 E8 N5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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 12/14/2021 BY JB Total Acres: 5.03 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS