LOTS 16 RIVER RISE RESIDENTIAL S

WD 1074-2582, WD 1075-919, WD 10

BALLARD LELAND/BALLARD AUBREY
359 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-246

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

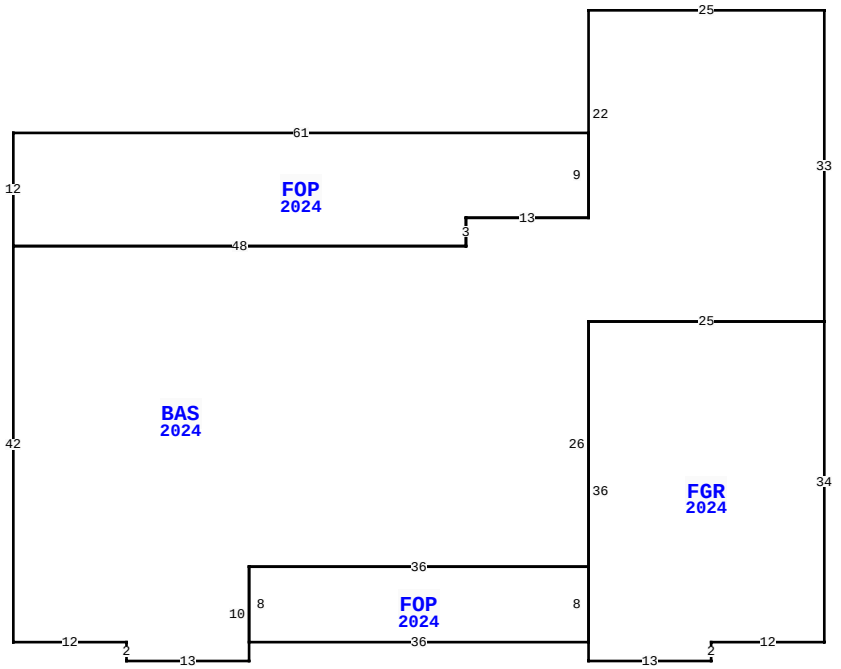
NEIGHBORHOOD/LOC 16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,164	100	2024	3,164	392,551
FGR	876	55	2024	482	59,801
FOP	288	30	2024	86	10,670
FOP	693	30	2024	208	25,806
TOTALS	5,021			3,940	488,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,940	115.0905	126.60	498,804	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3164 HX Base Yr 2024



359 SW GREY, 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	0030	BARN,MT	0	100	25	32	1.00	UT	13,500.00	13,500.00	100	2024	2023		100	13,500	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	488,828
TOTAL MARKET OB/XF VALUE	14,700
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	588,528
SOH/AGL Deduction	0
ASSESSED VALUE	588,528
TOTAL EXEMPTION VALUE	HX HB 13 588,528
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	588,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045305	Storage Building	16,172	08/26/2022
44976			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/193	4/25/2022	WD	Q	V	01	78,000

GRANTOR: CATO ROBERT HOLLAND J

GRANTEE: BALLARD LELAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-30,-9] W25 S22 W13 S3 W48 S42 E12 S2 E13 N10 E36 N26 E25 N33 $
FOP=[YR=2024;ORIG=-55,4] W61 S12 E48 N3 E13 N9 $
FOP=[YR=2024;ORIG=-55,50] W36 S8 E36 N8 $
FGR=[YR=2024;ORIG=-30,24] W25 S36 E13 N2 E12 N34 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,700

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			1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS