

(AKA TRACT 12 LYNN-DEE DAIRY FAR
DESC AS): COMM NW COR OF SEC, N
E 1111.14 FT TO SW R/W OF ABAND

O'NEAL DION DANIEL/O'NEAL GAIL A
P O BOX 2487
HIGH SPRINGS, FL 32655

2026

19-7S-17-10025-112



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		1 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0101SFRES/SFRES		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		55,313

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	SINGLE FAM	0%	- 2022																						
Heated Area: 960 HX Base Yr 2022																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,565
TOTAL MARKET OB/XF VALUE			22,900
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			310,575
SOH/AGL Deduction			58,256
ASSESSED VALUE			252,319
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			200,908
TOTAL JUST VALUE			310,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19080	M H	125	12/28/2001
9571	PUMP/UTPOL	30	04/05/1995
7815	GARAGE	18,000	11/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1732	1/31/2025	LE U		I	14	100
GRANTOR: O'NEAL DION DANIEL (E)						
GRANTEE: KNIGHT LEE ORION FK						
1532/1729	1/31/2025	WD U		I	11	100
GRANTOR: O'NEAL DION DANIEL						
GRANTEE: O'NEAL DION DANIEL						

EXTRA FEATURES																	
L N	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	0210	GARAGE U	0	100	16	40	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
2	0166	CONC, PAVMT	0	100	16	30	480.00	UT	2.00	2.00	100	1994	1994	3	100	960	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1994	1994	3	100	1,440	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0041	BARN, MACH	0	100	40	60	2,400.00	UT	7.00	7.00	100	1994	1994	3	100	16,800	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 12/28/2020 BY HC																								
Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				

