

COMM SW COR, RUN E 85 FT FOR
 POB, CONT E 1235.48 FT, N
 352.60 FT, W 1235.48 FT, S

ROBERTS MELANIE
 P O BOX 1201
 HIGH SPRINGS, FL 32655-1201

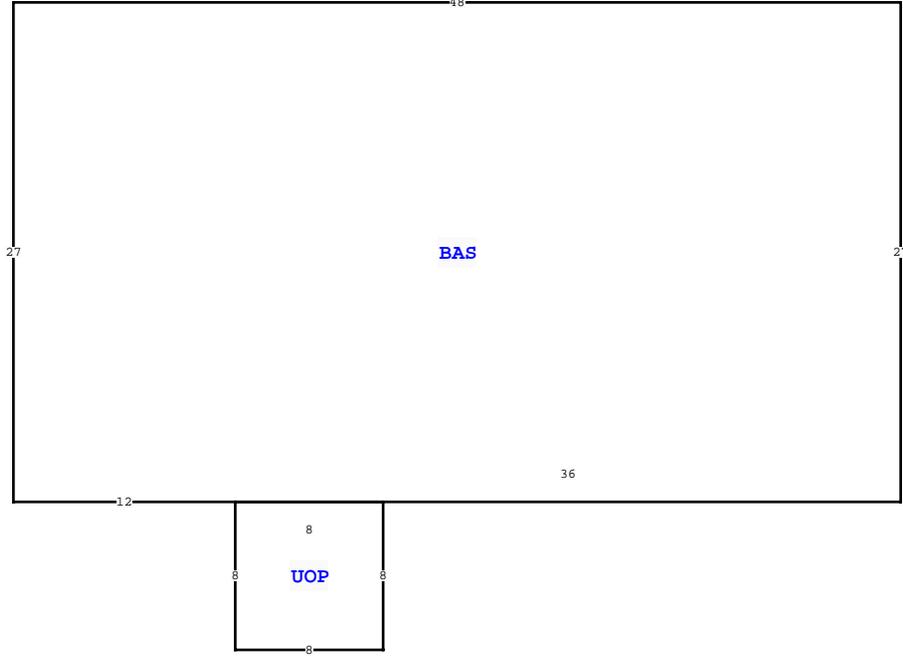
2026

20-7S-17-10027-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	64	25	
TOTALS	1,360		
		1,312	77,262

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,312	113.9000	107.07	140,476	2003	2003	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,262
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,570
TOTAL MARKET VALUE			96,299
SOH/AGL Deduction			15,680
ASSESSED VALUE			80,619
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,619
TOTAL JUST VALUE			179,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,832
SALE:2:1: 10.06 AC			
LAND:1:1: JOINS 10057-004,10066 001 24.02 TOTAL AC			
SALE:1:1: 10.06 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26608	M H	484	01/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/0020	10/01/1993	WD	Q	V		25,900
GRANTOR: ANN PISZCZEK						
GRANTEE: MELANIE ROBERTS						
0782/0008	9/30/1993	WD	Q	V		23,500
GRANTOR: TIM & DENNIS COX						
GRANTEE: ANN PISZCZEK						

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
1	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100	

BLD DATE			LGL DATE		
XF DATE	LAND DATE	AG DATE	LAND DATE	AG DATE	
			04/07/2025	MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S27 E12 UOP= S8 E8 N8 W8\$ E36 N27\$.											

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,070							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							