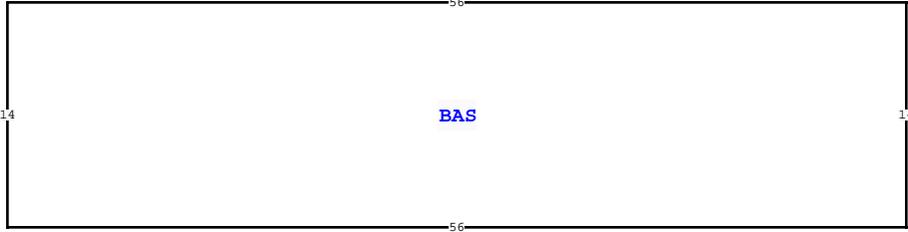




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		784 83,733

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	784	116.0000	114.84	90,035	2021	2021	0	0	0	7.00	93.00
1 MANUF 2 0% - 2022 Heated Area: 784 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		83,733	
TOTAL MARKET OB/XF VALUE		12,200	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		112,388	
SOH/AGL Deduction		0	
ASSESSED VALUE		112,388	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,388	
TOTAL JUST VALUE		255,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,033	
XF0B:1:1: 1993 SKYLINE MH			
SALE:1:1: 20 ACRES VACANT LAND ; UNUSUAL FINANCING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042793	Electrical Servic	0	09/21/2021
000042170	Mobile Home		06/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/389	4/14/2021	WD Q	Q	V	01	240,000
GRANTOR: BARBER DUANE D & DONA						
GRANTEE: HUTCHEON FRANK						
1214/0081	4/28/2011	WD Q	Q	I	01	52,000
GRANTOR: JOHNNY L & JOHN LANCE						
GRANTEE: DUANE D & DONALD BA						

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	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	08/25/2022 SPF

BUILDING NOTES	
1290 SW ACIE JAMES RD, HIGH SPRINGS	

BUILDING DIMENSIONS	
BAS=[ORIG=-59,-25] E56 S14 W56 N14 \$	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455								
3	9910	M	MKT.VAL.AG	0					19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000								