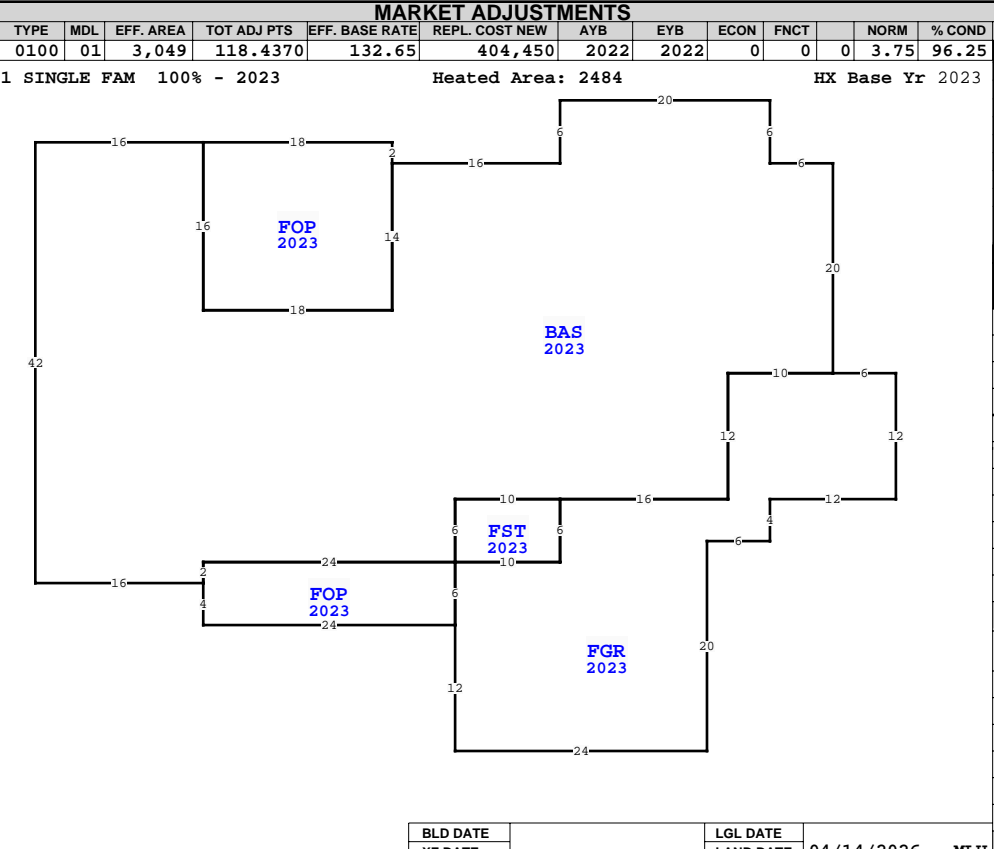




BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY	PAGE 1 of 1	3
Exterior Wall	31	VINYL SID 100	0100	01	3,049	118.4370	132.65	404,450	2022	2022	0	0	0	3.75	96.25	VALUATION BY	STANDARD
Exterior Wall	00	N/A 0	1 SINGLE FAM 100% - 2023 Heated Area: 2484 HX Base Yr 2023										Tax Group: 3	Tax Dist:			
Roof Structure	08	IRREGULAR 100	BUILDING MARKET VALUE 389,283														
Roof Cover	03	COMP SHNGL 100	TOTAL MARKET OB/XF VALUE 43,160														
Interior Wall	05	DRYWALL 100	TOTAL LAND VALUE - MARKET 125,000														
Interior Floor	13	LAM/VNLPLK 100	TOTAL MARKET VALUE 557,443														
Interior Floor	00	N/A 0	SOH/AGL Deduction 160,397														
Air Condition	04	CENTRAL 100	ASSESSED VALUE 397,046														
Heating Type	03	AIR DUCTED 100	TOTAL EXEMPTION VALUE HX HB 51,411														
Bedrooms	3	100	BASE TAXABLE VALUE 345,635														
Bathrooms	3.5	100	TOTAL JUST VALUE 557,443														
Frame	02	WOOD FRAME 100	NCON VALUE 0														
Stories	1.	1.100	INCOME VALUE														
Units	0	100	PREVIOUS YEAR MKT VALUE 554,122														
Condition Adj	03	03 100															
Kitchen Adjus	01	01 100															
Quality	07	07															
DOR CODE	0100	SINGLE FAMILY															
MAP NUM		MKT AREA	02														
NEIGHBORHOOD/LOC	21717.01	1.00/															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
BAS	2,484	100	2023	2,484	317,147												
FGR	732	55	2023	403	51,453												
FOP	144	30	2023	43	5,490												
FOP	288	30	2023	86	10,980												
FST	60	55	2023	33	4,213												
TOTALS	3,708			3,049	389,283												



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050314	Storage Building	9,000	07/10/2024
000047719	Swimming Pool and	71,700	07/24/2023
000046082	Electrical Servic	0	12/12/2022
000044122	New Residential C	345,000	04/07/2022

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1542	1/06/2022	WD	Q	V	01	136,900

SALES DATA						
GRANTOR: THE HERMITAGE LLC						
GRANTEE: DROTOS MARIAH						
1194/1457	5/10/2010	WD	U	V	16	100
GRANTOR: MARK P & NANCY J SULL						
GRANTEE: THE HERMITAGE LLC						

EXTRA FEATURES		254 SW HERMITAGE GLN, HIGH SPRINGS														
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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	
2	0260	PAVEMENT-A	0	100	0	0	900.00	UT	2.50	100	2023	2022		100	2,250	
3	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	100	2024	2023		97	31,370	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,500.00	100	2024	2023		100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,240.00	100	2025	2024		100	3,240	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=40,20] S42 E16 N2 E24 N6 E10 E16 N12 E10 N20 W6 N6 W20 S6 W16 S14 W18 N16 W16 \$																
FGR=[YR=2023;ORIG=80,60] S6 S12 E24 N20 E6 N4 E12 N12 W6 W10 S12 W16 S6 W10 \$																
FOP=[YR=2023;ORIG=56,20] S16 E18 N14 N2 W18 \$																
FOP=[YR=2023;ORIG=56,60] S2 S4 E24 N6 W24 \$																
FST=[YR=2023;ORIG=80,54] E10 S6 W10 N6 \$																

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							