LOT 5 HERMITAGE S/D.

WD 1194-1457, WD 1481-2482,

FISCHER JEFFREY B/FISCHER BETH ANN
273 SW HERMITAGE GLN
HIGH SPRINGS, FL 32643

2027

21-7S-17-10039-105

BUILDING CHARACTERISTICS

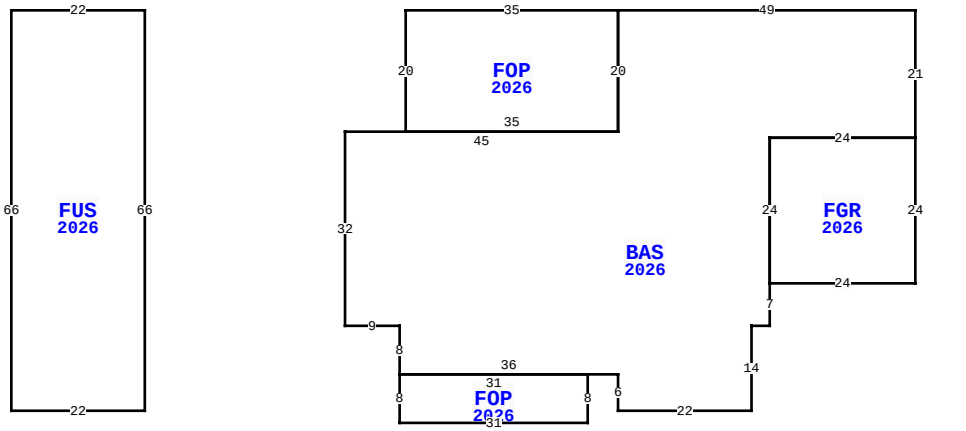
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	21717.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100	2026	3,840	501,427
FGR	576	55	2026	317	41,394
FOP	248	30	2026	74	9,663
FOP	700	30	2026	210	27,422
FUS	1,452	100	2026	1,452	189,602
TOTALS	6,816			5,893	769,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,893	118.7062	130.58	769,508	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 5292 HX Base Yr 2026



273 SW HERMITAGE GLN, 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	30	52	1,560.00	UT	18.00	18.00	100	2024	2023		100	28,080	
2	0260	PAVEMENT-A	0	100	0	0	3,260.00	UT	2.00	2.00	100	2026	2025		100	6,520	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	769,508
TOTAL MARKET OB/XF VALUE	34,600
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	929,108
SOH/AGL Deduction	77,322
ASSESSED VALUE	851,786
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	800,375
TOTAL JUST VALUE	929,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	943,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049012	New Residential C	527,800	01/12/2024
000046532	Storage Building	25,000	02/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2482	12/23/2022	WD	Q	V	01	139,900
GRANTOR: THE HERMITAGE LLC						
GRANTEE: FISCHER JEFFREY B						
1194/1457	5/10/2010	WD	U	V	16	100
GRANTOR: MARK P & NANCY J SULL						
GRANTEE: THE HERMITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,-20] W49 S20 W45 S32 E9 S8 E36 S6 E22 N14 E3 N7 N24 E24 N21 $
FOP=[YR=2026;ORIG=-73,-20] E35 S20 W35 N20 $
FGR=[YR=2026;ORIG=-13,1] E24 S24 W24 N24 $
FOP=[YR=2026;ORIG=-74,40] E31 S8 W31 N8 $
FUS=[YR=2026;ORIG=-138,-20] E22 S66 W22 N66 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,600

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/28/2025 BY HC Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 11/16/2026 BY SYS