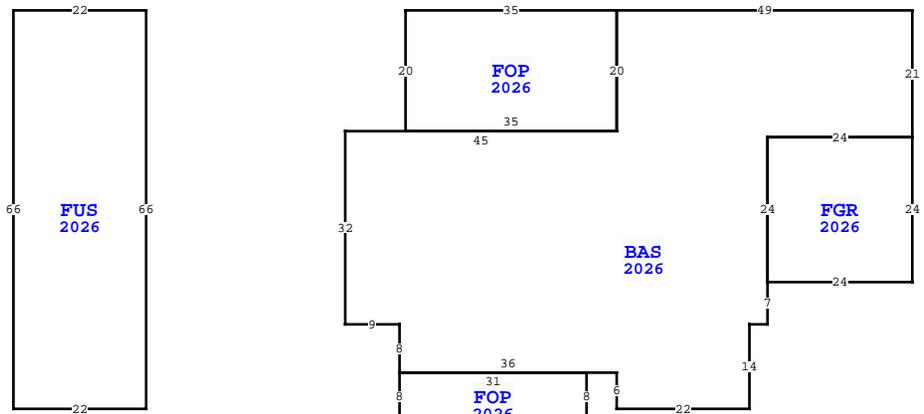




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 5292			HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100	2026	3,840	519,667
FGR	576	55	2026	317	42,900
FOP	248	30	2026	74	10,014
FOP	700	30	2026	210	28,419
FUS	1,452	100	2026	1,452	196,499
TOTALS	6,816			5,893	797,500

EXTRA FEATURES		273 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	0030	BARN,MT	0	100	30	52	UT	18.00	18.00	100	2024	2023		100	28,080	
3	0260	PAVEMENT-A	0	100	0	0	UT	2.00	2.00	100	2026	2025		100	6,520	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY		STANDARD		
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		797,500		
TOTAL MARKET OB/XF VALUE		34,600		
TOTAL LAND VALUE - MARKET		125,000		
TOTAL MARKET VALUE		957,100		
SOH/AGL Deduction		116,097		
ASSESSED VALUE		841,003		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		789,592		
TOTAL JUST VALUE		957,100		
NCON VALUE		804,020		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		148,080		

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																						
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							