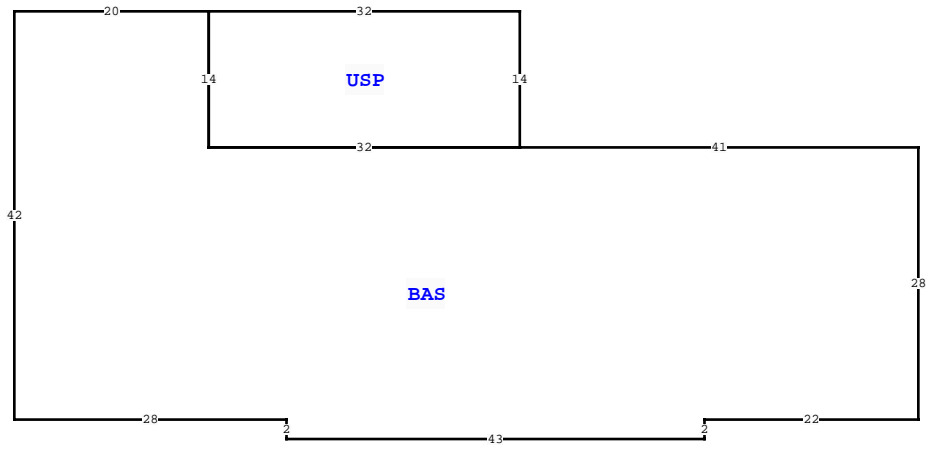




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,970	100	
USP	448	35	
TOTALS	3,418		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,127	97.6887	109.41	342,125	1987	1987	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 2970 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			222,381
TOTAL MARKET OB/XF VALUE			4,772
TOTAL LAND VALUE - MARKET			32,320
TOTAL MARKET VALUE			259,473
SOH/AGL Deduction			43,872
ASSESSED VALUE			215,601
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			164,190
TOTAL JUST VALUE			259,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/841	9/28/2021	QC	U	I	11	100
GRANTOR: CANTY EALINE D						
GRANTEE: CANTY MIKAELA						
1129/0578	4/20/2007	WD	Q	V	01	100
GRANTOR: ISIAH L PARNELL						
GRANTEE: GEORGE & DEBORAH E						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	1,236.00
2	0190	FPLC PF	0 100	0 0	1.00
3	0169	FENCE/WOOD	0 100	0 0	1.00
4	0060	CARPORT F	0 100	0 0	1.00
5	0070	CARPORT UF	0 100	0 0	1.00

TOTAL OB/XF												4,772			
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	0166	CONC, PAVMT	0 100	0 0	1,236.00	UT	2.00	2.00	100	2005	2005	3	100	2,472	
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

BUILDING NOTES			
774 SW ACIE JAMES RD, HIGH SPRINGS			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/06/2026 MLU			

BUILDING DIMENSIONS			
BAS= W41 USP= N14 W32 S14 E32\$ W32 N14 W20 S42 E28 S2E43 N2 E22 N28\$.			

LAND DESCRIPTION												TOTAL OB/XF												4,772
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-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,320							