

COMM AT NW COR OF SE1/4 OF SEC E
 POB, CONT EAST 289.01 FT, S 160
 S 1162.35 FT, W 328.31 FT. N 660

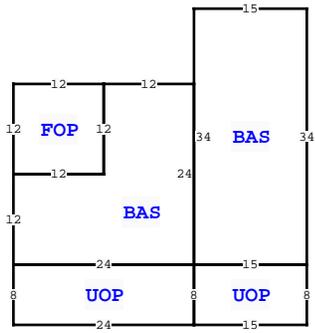
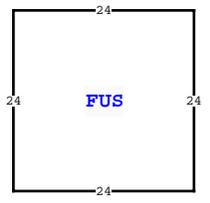
LUONGO THOMAS F/THROCKMORTON LIDA CAMILLE
 220 SW CHINCHILLA GLN
 HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-002


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
11	BD/BTN AVG 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 100		
03	CONC FINSH 50		
09	PINE WOOD 50		
02	WINDOW 100		
02	CONVECTION 100		
2	100		
1	100		
05	CONV 100		
03	03 100		
01	01 100		
05	05		
0100	SINGLE FAMILY		
02			
21717.00	1.00/		
BAS	432	100	
BAS	510	100	
FOP	144	30	
FUS	576	100	
UOP	120	20	
UOP	192	20	
TOTALS	1,974		1,623 129,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,623	90.0900	100.90	163,761	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2005 Heated Area: 1518 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	129,371			
TOTAL MARKET OB/XF VALUE	2,200			
TOTAL LAND VALUE - MARKET	89,364			
TOTAL MARKET VALUE	220,935			
SOH/AGL Deduction	86,309			
ASSESSED VALUE	134,626			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	83,215			
TOTAL JUST VALUE	220,935			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	195,764			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20416	SFR	166	02/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/97	11/14/2025	QC	U	I	11	100
GRANTOR: LUONGO THOMAS F						
GRANTEE: LUONGO THOMAS F						
1553/1267	10/04/2025	WD	U	I	11	100
GRANTOR: LUONGO THOMAS F						
GRANTEE: LUONGO THOMAS F						

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	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	

220 SW CHINCHILLA GLN, HIGH SPRINGS
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/06/2026 MLU

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS= W12 FOP= W12 S12 E12 N12\$ S12 W12 S12 UOP= S8 E24 N8
 W24\$ E24 UOP= S8 E15 N8 W15\$ BAS= E15N34 W15 S34\$ N24\$ PTR=
 N30 FUS= N24 W24 S24 E24\$ S30\$.

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-1	0.00	0.00	7.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	79,400							
2	0000	C	VAC RES	100			0.00	0.00	0.94	AC		1.00	1.00	1.06	10,000.00	10,600.00	9,964							