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

2027

21-7S-17-10042-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

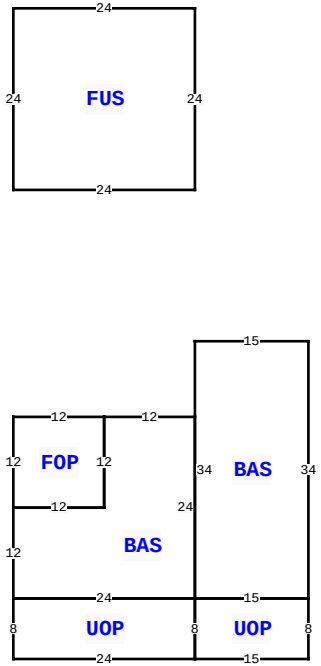
NEIGHBORHOOD/LOC 21717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	33,821
BAS	510	100		510	39,927
FOP	144	30		43	3,366
FUS	576	100		576	45,095
UOP	120	20		24	1,879
UOP	192	20		38	2,975
TOTALS	1,974			1,623	127,063

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	99.10	160,839	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1518 HX Base Yr 2005



220 SW CHINCHILLA GLN, HIGH SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,063
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		89,364
TOTAL MARKET VALUE		218,627
SOH/AGL Deduction		79,962
ASSESSED VALUE		138,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,254
TOTAL JUST VALUE		218,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,935

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						

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 2,200

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-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							

REVIEW DATE 04/24/2019 BY DF Total Acres: 8.88 Total Land Value: 89,364 Market: 0 Agricultural: 0 Common: 89,364 PRINTED 11/17/2026 BY SYS