COMM NW COR OF NE1/4 OF SW1/4
RUN S 210 FT FOR POB, E 210
FT, S 420 FT, W 210 FT, N 420

ALEXANDER RICHARD SR
23194 NW 179TH PL
HIGH SPRINGS, FL 32643

2026

21-7S-17-10042-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

506 SW CHINCHILLA GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	25,600
TOTAL MARKET VALUE	33,100
SOH/AGL Deduction	4,665
ASSESSED VALUE	28,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,435
TOTAL JUST VALUE	33,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,900

BLDG:1:1: NOBI MH (RP'D IN JAMES' NAME)
SALE:1:1: $.60 STAMPS
XFOB:1:1: SAND POINTE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12945	M H	125	08/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1141/1256	1/23/2008	QC	Q	V	01	100
GRANTOR: OLLIE DONALD & WANDA						
GRANTEE: RICHARD ALEXANDER S						
0756/1798	2/18/1992	WD	Q	V	02	0
GRANTOR: JOSEPH JAMES						
GRANTEE: OLLIE JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	16,000.00	12,800.00	25,600							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.00 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 06/08/2026 BY SYS