COMM NW COR OF SE1/4, RUN E 499.
CONT E 160 FT, S 160 FT, W 160 F
POB & COMM AT NW COR OF SE1/4 OF

WHITTON JESSICA
240 SW CHINCHILLA GLN
HIGH SPRINGS, FL 32643

2027

21-7S-17-10042-015

BUILDING CHARACTERISTICS

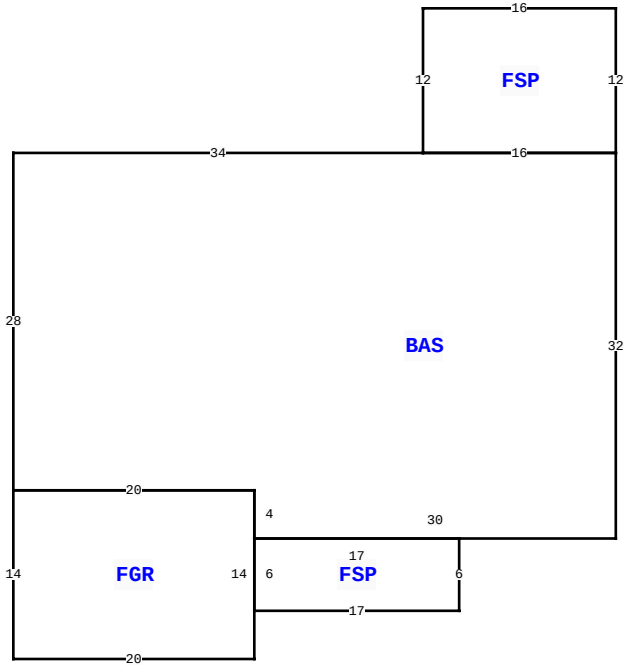
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,520	100		1,520	151,015
FGR	280	55		154	15,300
FSP	102	40		41	4,074
FSP	192	40		77	7,650
TOTALS	2,094			1,792	178,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	112.8960	124.19	222,548	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 1520 HX Base Yr 2013



240 SW CHINCHILLA GLN, HIGH SPRINGS

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

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	0166	CONC,PAVMT	0	100	20	14	280.00	UT	2.50	2.50	100	2005	2005	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,038
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		64,707
TOTAL MARKET VALUE		243,445
SOH/AGL Deduction		68,855
ASSESSED VALUE		174,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,179
TOTAL JUST VALUE		243,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22344	SFR	439	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2165	2/09/2024	WD	U	V	30	25,000
GRANTOR: LUONGO THOMAS F						
GRANTEE: WHITTON JESSICA M						
1243/1007	9/25/2012	WD	Q	I	01	110,000
GRANTOR: MARIE IDA LUONGO						
GRANTEE: JESSICA M WHITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S28 FGR= S14 E20 N14 W20$ E20 S4 FSP= S6 E17 N6 W17$ E30 N32 FSP= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	0.58	AC		1.00	1.00	1.42	13,000.00	18,460.00	10,707							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,000							

REVIEW DATE 12/18/2017 BY DF Total Acres: 5.08 Total Land Value: 64,707 Market: 0 Agricultural: 0 Common: 64,707 PRINTED 11/17/2026 BY SYS