S 330.70 FT OF W1/2 OF NW1/4 OF

812-1015, QC 1239-2340,

HAJOS DAVID J
22413 NW 227TH DR
HIGH SPRINGS, FL 32643-7104

2027

25-3S-15-00195-003

BUILDING CHARACTERISTICS

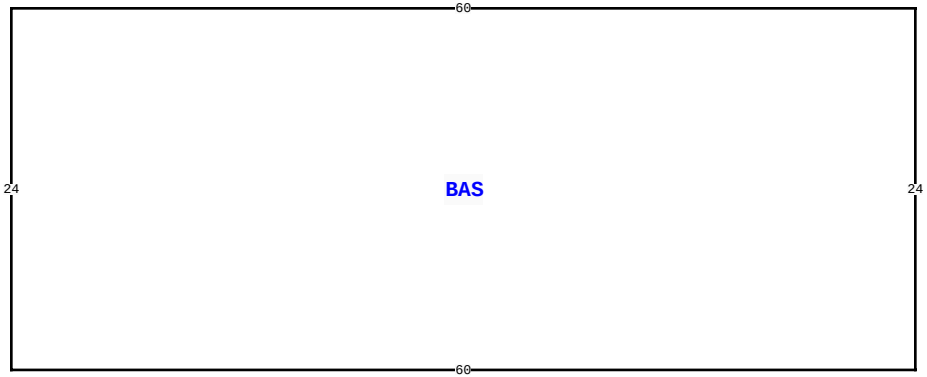
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	37,135
TOTALS	1,440			1,440	37,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	107.4450	64.47	92,837	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



195 SW RABBIT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	37,135
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	57,915
SOH/AGL Deduction	0
ASSESSED VALUE	57,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,915
TOTAL JUST VALUE	100,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052786	Electrical Servic		04/02/2025
29603	M H	0	08/04/2011
12620	M H	125	06/06/1997
10922	M H	125	03/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/2340	8/13/2012	QC	U	V	11	100

GRANTOR: ARDEN HAJOS (NKA ARDE

GRANTEE: DAVID J HAJOS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	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 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0					4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 04/08/2025 BY TW Total Acres: 5.00 Total Land Value: 13,780 Market: 44,000 Agricultural: 1,780 Common: 12,000 PRINTED 11/17/2026 BY SYS