E1/2 OF LOT 14 ARROW HEAD ACRES
728-736, 878-2466, WD 1445-986,

JOVEL MAXIMILIANO/JOVEL ISLIA GUTIERREZ
26755 NW 160TH PL
HIGH SPRINGS, FL 32643

2026

25-6S-16-03935-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.010 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

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	7,000
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	91,000
SOH/AGL Deduction	24,749
ASSESSED VALUE	66,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,251
TOTAL JUST VALUE	91,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/986	8/16/2021	WD	Q	V	01	52,500
GRANTOR: KENNEY CHARLES J						
GRANTEE: JOVEL MAXIMILIANO						
0878/2466	4/16/1999	WD	Q	V		25,000
GRANTOR: VASSER						
GRANTEE: KENNEY						

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	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	0000	C	VAC RES	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 7.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 06/09/2026 BY SYS