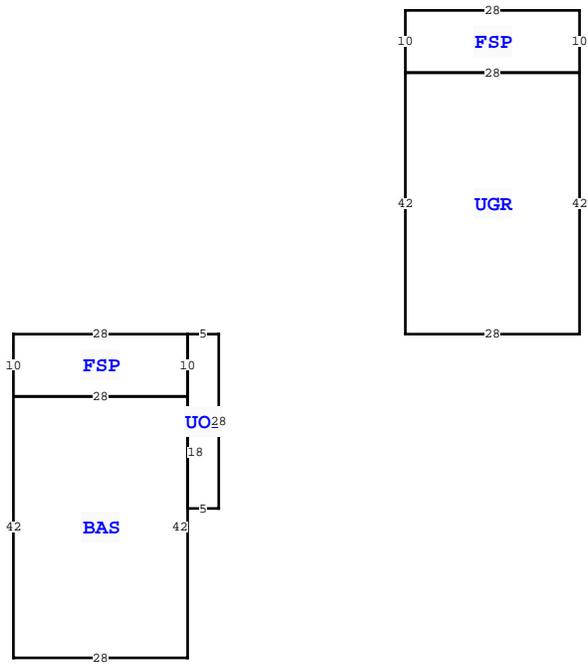




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 50				
Exterior Wall	15 CONC BLOCK 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	27717.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	97,209
FSP	280	40		112	9,258
FSP	280	40		112	9,258
UGR	1,176	45		529	43,727
UOP	140	20		28	2,315
TOTALS	3,052			1,957	161,767

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,957	111.5500	127.17	248,872	1986	1986	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0													
Heated Area: 1176 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY STANDARD		
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		161,767
TOTAL MARKET OB/XF VALUE		20,816
TOTAL LAND VALUE - MARKET		29,585
TOTAL MARKET VALUE		212,168
SOH/AGL Deduction		0
ASSESSED VALUE		212,168
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		212,168
TOTAL JUST VALUE		212,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22493	POOL ENCL	0	11/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2592	6/11/2015	WD Q	Q	I	01	190,000
GRANTOR: JOHN E & PAMELA W THO						
GRANTEE: WILLIAM F III & TER						
0678/0482	3/08/1989	WD Q	Q	I		85,000
GRANTOR: FAULKNER NORMAN						
GRANTEE: THOMAS JOHN &						

EXTRA FEATURES																
L N	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	0280	POOL R/CON	0	0	32	16		70.00	70.00	100	1986	1986	3	40	14,336	
2	0282	POOL ENCL	0	0	40	24		15.00	15.00	100	2014	2014	3	45	6,480	

TOTAL OB/XF													
432 SE RIVERVIEW CIR, HIGH SPRINGS													
20,816													

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP= W5 FSP= W28 S10 E28 N10\$ S10 BAS= W28 S42 E28 N42\$ S18 E5 N28\$ PTR=E30 UGR= E28 N42 FSP= N10 W28 S10 E28\$ W28S42\$ W30\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	118.34	FF		1.00	1.00	1.00	250.00	250.00	29,585							