BEG INTERS OF E LINE OF SEC & S
906.66 FT TO W R/W US-41, CONT
658.19 FT, S 164.26 FT, W 663.12

WHITLEY WILLIAM E
294 SW CR 18
HIGH SPRINGS, FL 32643

2027

28-6S-17-09795-002

BUILDING CHARACTERISTICS

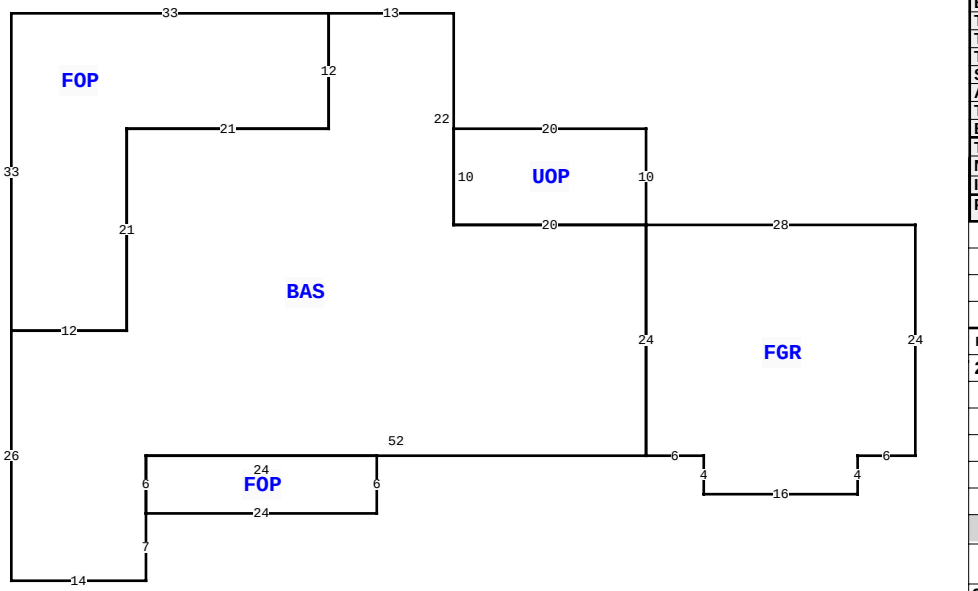
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100		2,130	181,578
FGR	736	55		405	34,525
FOP	144	30		43	3,665
FOP	648	30		194	16,538
UOP	200	20		40	3,410
TOTALS	3,858			2,812	239,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,812	119.2268	131.15	368,794	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2130 HX Base Yr



294 SW COUNTY ROAD 18 , HIGH SPRINGS

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,716
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		171,780
TOTAL MARKET VALUE		265,931
SOH/AGL Deduction		77,648
ASSESSED VALUE		188,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,872
TOTAL JUST VALUE		424,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29144	MAINT/ALTR	95	01/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/0648	10/01/1985	WD	Q	V		31,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W33 S33 E12 N21 E21 N12$ S12 W21 S21 W12 S26 E14 N7 FOP= E24 N6 W24 S6$ N6 E52 FGR= E6 S4 E16 N4 E6N24 W28 S24$ N24 UOP= N10 W20S10 E20$ W20 N22$.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.54	AC		1.00	1.00	1.00	281.00	281.00	6,615							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.54	AC		1.00	1.00	1.00	7,000.00	7,000.00	164,780							

REVIEW DATE 10/17/2017 BY DF Total Acres: 24.54 Total Land Value: 13,615 Market: 164,780 Agricultural: 6,615 Common: 7,000 PRINTED 11/17/2026 BY SYS