COMM AT NW COR OF SW1/4 OF SW1/4, RUN E 696.28 FT TO INTR OF N LINE & S R/W OF CR 18, E

HUDSON MICHAEL/HUDSON BRITTANY MOSELEY
872 SW COUNTY ROAD 18
HIGH SPRINGS, FL 32643

2027

28-6S-17-09800-002

BUILDING CHARACTERISTICS

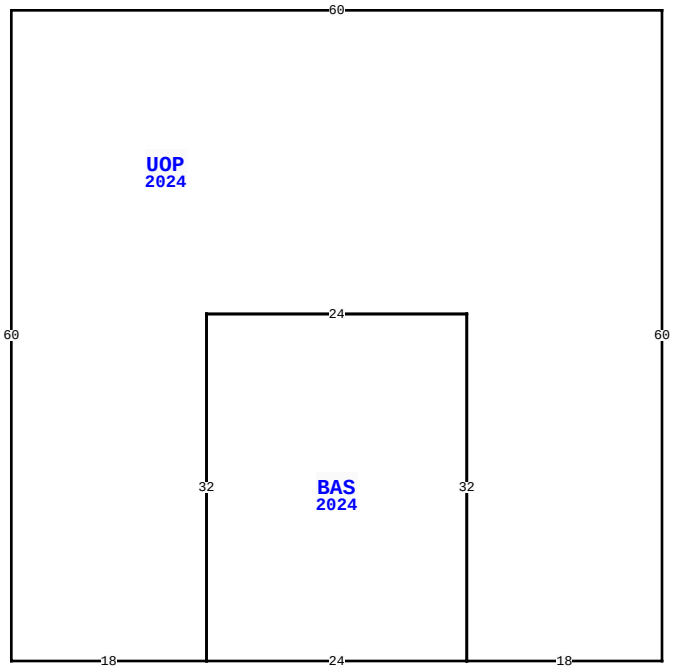
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	768	100	2024	768	63,663
UOP	2,832	20	2024	566	46,918
TOTALS	3,600			1,334	110,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	1,334	109.0000	85.02	113,417	2023	2023	0	0	0	2.50	97.50

1 SFR/PREMTL 100% - 2024 Heated Area: 768 HX Base Yr 2024



872 SW COUNTY ROAD 18 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		110,582
TOTAL MARKET OB/XF VALUE		10,613
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		134,715
SOH/AGL Deduction		13,478
ASSESSED VALUE		121,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,826
TOTAL JUST VALUE		231,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045970	New Residential C	50,000	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/1815	12/11/2017	WD	U	I	11	100

GRANTOR: ROBERT LAMAR & CONNIE

GRANTEE: MICHAEL & BRITTANY

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2024;ORIG=10,-20] W60 S60 E18 N32 E24 S32 E18 N60 $
BAS=[YR=2024;ORIG=-32,8] E24 S32 W24 N32 $
.

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	200	
2	0040	BARN,POLE	0	100	36	52	1.00	UT	0.00	0.00	100	0	0	3	100	1,123	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	32	20	1.00	UT	0.00	0.00	100	0	0	3	100	640	
5	0030	BARN,MT	0	100	30	20	1.00	UT	0.00	0.00	100	0	0	3	100	720	
6	0040	BARN,POLE	0	100	40	20	1.00	UT	0.00	0.00	100	0	0	3	100	480	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,613

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	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS