

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	1	1 100	
Bathrooms	1	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
BAS	768	100	2024
UOP	2,832	20	2024
TOTALS	3,600		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/PREMTL	100%	- 2024								
Heated Area: 768						HX Base Yr 2024					

UOP
2024

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2024	768	65,296
UOP	2,832	20	2024	566	48,121

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,417
TOTAL MARKET OB/XF VALUE			10,613
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			136,050
SOH/AGL Deduction			18,271
ASSESSED VALUE			117,779
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			66,368
TOTAL JUST VALUE			219,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,484

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

EXTRA FEATURES															BLD DATE		LGL DATE			
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	XF DATE	LAND DATE	AG DATE
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				

BUILDING NOTES			
872 SW COUNTY ROAD 18 , HIGH SPRINGS			

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 \$			

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	DPHT 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	9,500.00	9,500.00	9,500							
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	9,500.00	9,500.00	85,500							