COMM INTERS N LINE OF SEC & W R/
RUN S ALONG R/W 918.22 FT FOR PO
S 465.32 FT, W 1094.87 FT, N 466

GARCIA-BENGOCHEA JORGE/GARCIA-BENGOCHEA DEBBIE
P O BOX 1672
HIGH SPRINGS, FL 32655-1672

2027

33-6S-17-09834-107

BUILDING CHARACTERISTICS

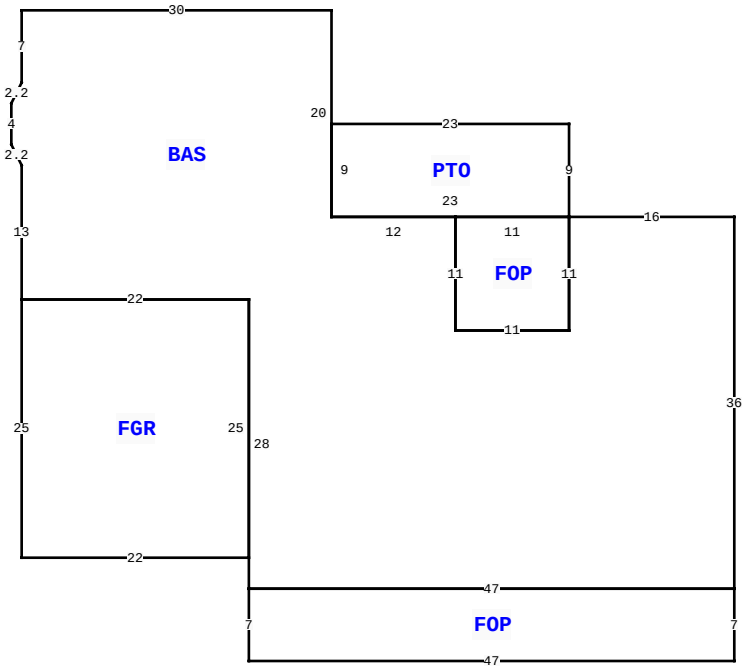
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100		2,353	223,655
FGR	550	55		302	28,705
FOP	121	30		36	3,422
FOP	329	30		99	9,410
PTO	207	5		10	951
TOTALS	3,560			2,800	266,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	120.5988	132.66	371,448	1998	1998	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2007 Heated Area: 2353 HX Base Yr 2007



19020 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,142
TOTAL MARKET OB/XF VALUE	7,260
TOTAL LAND VALUE - MARKET	117,300
TOTAL MARKET VALUE	287,314
SOH/AGL Deduction	78,298
ASSESSED VALUE	209,016
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	157,605
TOTAL JUST VALUE	390,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,537

SALE:1:1: 11.77 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14406	SFR	365	08/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1463	9/21/2006	WD	Q	I	01	0
GRANTOR: JOHN T R HAYT TRUSTEE						
GRANTEE: JORGE & DEBBIE BENG						
1060/1508	9/30/2005	WD	Q	I		456,500
GRANTOR: FERGUSON						
GRANTEE: JOHN T R HAYT LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N9 W23 S9 E23$ FOP= W11 S11 E11 N11$ S11 W11 N11 W12 N20 W30 S7 L1 D2 S4 D2 R1 S13 FGR= S25 E22 N25 W22$ E22 S28 FOP= S7 E47 N7W47$ E47 N36$.

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	20	21	420.00	UT	1.50	1.50	100	1998	1998	3	100	630	
2	0294	SHED WOOD/	0	100	6	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0040	BARN,POLE	0	100	34	24	816.00	UT	2.50	2.50	75	2013	2013	3	75	1,530	
5	0040	BARN,POLE	0	100	56	40	2,240.00	UT	2.50	2.50	75	2013	2013	3	75	4,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,260

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	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0			0.00	0.00	5.50	AC		1.00	1.00	1.00	445.00	445.00	2,448							
3	6200	A	PASTURE 3	0			0.00	0.00	5.23	AC		1.00	1.00	1.00	280.00	280.00	1,464							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	10.73	AC		1.00	1.00	1.00	10,000.00	10,000.00	107,300							

REVIEW DATE 10/24/2017 BY DF Total Acres: 11.73 Total Land Value: 13,912 Market: 107,300 Agricultural: 3,912 Common: 10,000 PRINTED 11/17/2026 BY SYS