

BEG INTERS N LINE OF SEC & W R/W
 456.82 FT, W 1117.42 FT, N 456.7
 FT TO POB. (AKA LOT 9 RUMPH FARM

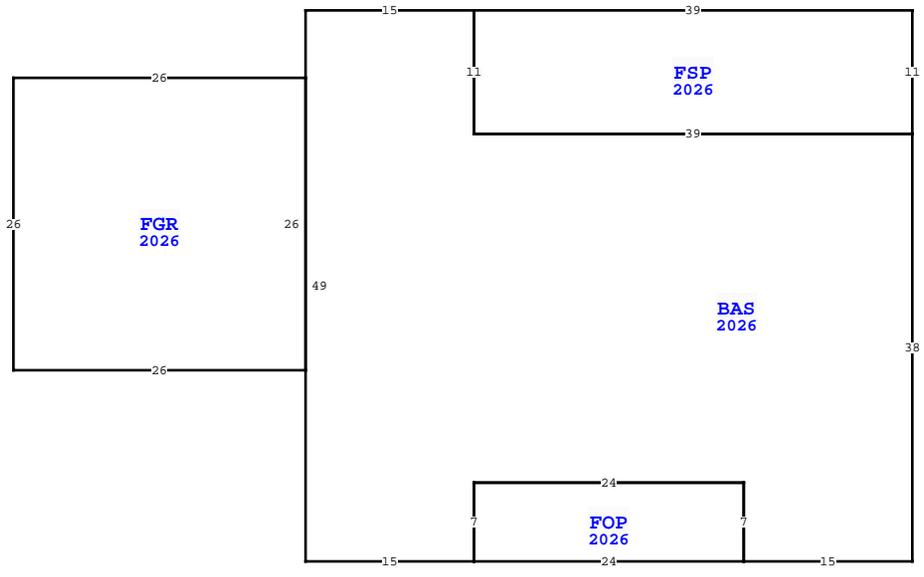
MCCONNELL KIMBERLY ANNE REVOCABLE TRUST
 P O BOX 2805
 HIGH SPRINGS, FL 32655-2805

2026

33-6S-17-09834-109

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	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		3	100
Bathrooms		3	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,049	100	2026
FGR	676	55	2026
FOP	168	30	2026
FSP	429	40	2026
TOTALS	3,322		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,643	115.2000	129.02	341,000	2025	2025	0	0	0.00	100.00
2 SINGLE FAM 100% - 2026 Heated Area: 2049 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		341,000	
TOTAL MARKET OB/XF VALUE		11,350	
TOTAL LAND VALUE - MARKET		117,700	
TOTAL MARKET VALUE		470,050	
SOH/AGL Deduction		55,559	
ASSESSED VALUE		414,491	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		358,080	
TOTAL JUST VALUE		470,050	
NCON VALUE		345,150	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052423	New Residential C	22,000	02/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1170	12/12/2024	WD	U	I	11	100
GRANTOR: MCCONNELL KIMBERLY AN						
GRANTEE: MCCONNELL KIMBERLY						
0959/0422	7/26/2002	WD	Q	I		77,000
GRANTOR: LYNN						
GRANTEE: MCCONNELL						

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	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	1,050.00	UT	3.00	3.00	100	2026	2025		100	3,150	
4	0296	SHED METAL	0	100	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

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

BUILDING NOTES	
BAS=[YR=2026;ORIG=-10,-20] W15 S49 E15 N7 E24 S7 E15 N38 W39 N11 \$	
FGR=[YR=2026;ORIG=-51,-14] E26 S26 W26 N26 \$	
FOP=[YR=2026;ORIG=-10,22] E24 S7 W24 N7 \$	
FSP=[YR=2026;ORIG=-10,-20] E39 S11 W39 N11 \$	

LAND DESCRIPTION																								
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	100			0.00	0.00	11.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	117,700							