

BEG NE COR OF NW1/4 OF NE1/4, RU
W 1342.64 FT, N 369.24 FT, E 134
POB. (AKA LOT 10 RUMPH FARMS S/D

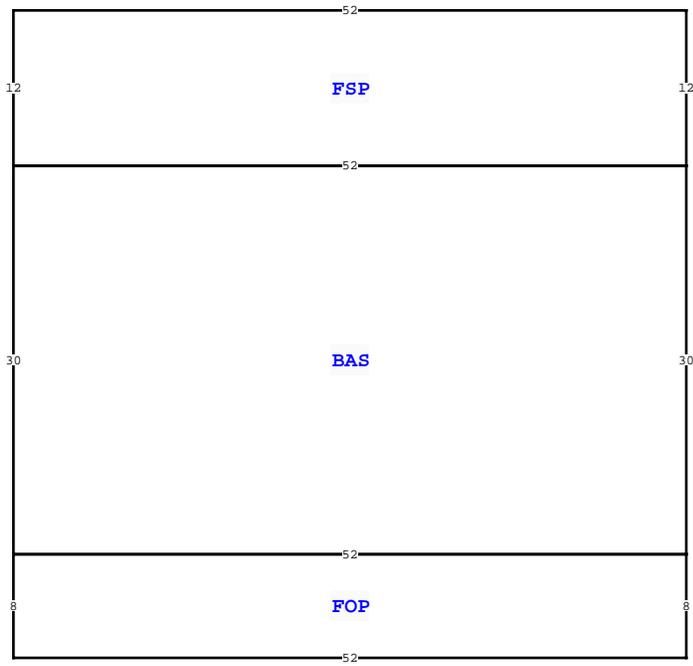
BACON GUYE V/BACON GINA C
447 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	05	STEEL	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
BAS	1,560	100	
FOP	416	30	
FSP	624	40	
TOTALS	2,600		
			1,935
			222,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2021		Heated Area: 1560					HX Base Yr 2021	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			222,138
TOTAL MARKET OB/XF VALUE			28,460
TOTAL LAND VALUE - MARKET			54,180
TOTAL MARKET VALUE			269,388
SOH/AGL Deduction			21,564
ASSESSED VALUE			247,824
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			191,413
TOTAL JUST VALUE			304,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41180	STORAGE		01/19/2021
22592	SFR	466	12/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1451	7/30/2020	WD Q	Q	I	01	235,000
GRANTOR: JAN MACREA SIPE						
GRANTEE: GUYE V & GINA C BAC						
0894/0059	12/01/1999	WD Q	Q	V		34,200
GRANTOR: RUMPH						
GRANTEE: SIPE						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2005	2005	3	100	2,000	
2	0030	BARN,MT	0	100	42	70	1.00	UT	26,460.00	100	2021	2020		100	26,460	
TOTAL OB/XF 28,460																

LAND DESCRIPTION															TOTAL OB/XF 28,460									
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	1.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,180							
2	6200	A	PASTURE 3	100					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	6900	A	ORNAMENTAL	100					3.00	AC		1.00	1.00	1.00	550.00	550.00	1,650							
4	9910	M	MKT.VAL.AG	100					10.00	AC		1.00	1.00	1.00	3,900.00	3,900.00	39,000							