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

2027

33-6S-17-09834-110

BUILDING CHARACTERISTICS

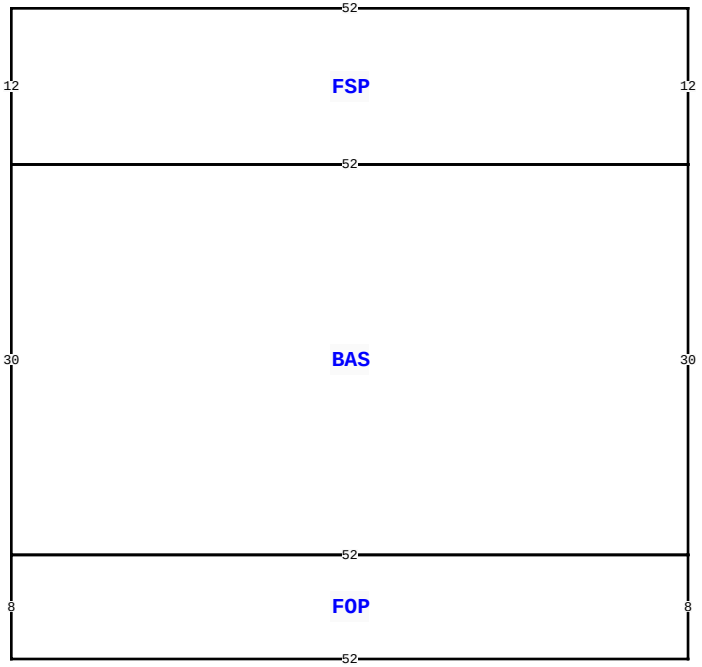
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	175,893
FOP	416	30		125	14,094
FSP	624	40		250	28,188
TOTALS	2,600			1,935	218,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	128.1273	140.94	272,719	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 1560 HX Base Yr 2021



447 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		218,175
TOTAL MARKET OB/XF VALUE		28,460
TOTAL LAND VALUE - MARKET		54,180
TOTAL MARKET VALUE		265,425
SOH/AGL Deduction		10,275
ASSESSED VALUE		255,150
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		198,739
TOTAL JUST VALUE		300,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,778

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	I	01	235,000
GRANTOR: JAN MACREA SIPE						
GRANTEE: GUYE V & GINA C BAC						
0894/0059	12/01/1999	WD	Q	V		34,200
GRANTOR: RUMPH						
GRANTEE: SIPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FSP= N12 W52 S12 E52$ W52 S30 FOP= S8 E52 N8 W52$ E52$.

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

LAND DESCRIPTION

TOTAL OB/XF 28,460

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			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							

REVIEW DATE 03/03/2021 BY BC Total Acres: 11.38 Total Land Value: 18,790 Market: 39,000 Agricultural: 3,610 Common: 15,180 PRINTED 11/17/2026 BY SYS