COMM NE COR OF W1/2 OF SE1/4, RU
FOR POB, CONT S 329 FT, W 613.96
W 15 FT, N 25 FT, W 696.08 FT TO

MCKENZIE JAMES M/MCKENZIE KERRI E
1031 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-113

BUILDING CHARACTERISTICS

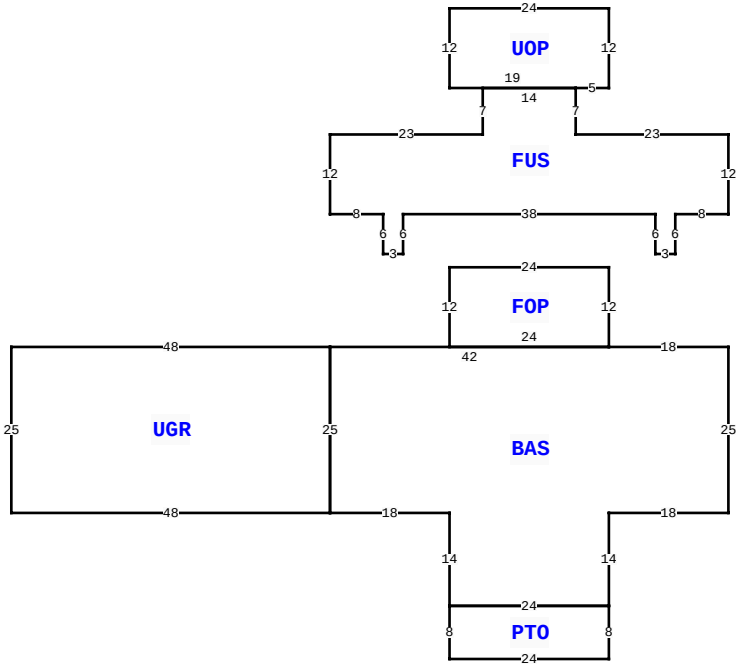
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,836	100		1,836	198,295
FOP	288	30		86	9,288
FUS	854	100		854	92,235
PTO	192	5		10	1,080
UGR	1,200	45		540	58,322
UOP	288	20		58	6,264
TOTALS	4,658			3,384	365,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,384	129.1865	142.11	480,900	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2018 Heated Area: 2690 HX Base Yr 2018



1031 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	365,484
TOTAL MARKET OB/XF VALUE	30,400
TOTAL LAND VALUE - MARKET	175,340
TOTAL MARKET VALUE	473,050
SOH/AGL Deduction	138,563
ASSESSED VALUE	334,487
TOTAL EXEMPTION VALUE	HX HB VX 13 334,487
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	571,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40321	POOL	75	08/11/2020
21291	GARAGE	75	11/24/2003
17355	SFR	305	08/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1643	7/12/2023	WD	U	V	37	10,000
GRANTOR: CANCIGLIA ROBERT J						
GRANTEE: MCKENZIE JAMES M						
1344/2393	5/22/2017	WD	U	I	11	0
GRANTOR: ROBERT J & CAROLE ANN						
GRANTEE: JAMES M & KERRI E M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N12 W24 S12 E24$ W42 UGR= W48 S25 E48 N25$ S25 E18 S14 PTO= S8 E24 N8 W24$ E24 N14E18 N25$ PTR= N20 FUS= N12 W23 N7 UOP= E5 N12 W24 S12 E19$ W14 S7 W23 S12 E8 S6 E3 N6 E38 S6 E3 N6 E8$ S20$.

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	18,500	

LAND DESCRIPTION

TOTAL OB/XF 30,400

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	5.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	60,500							
2	0000	C	VAC RES	100					1.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,400							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.52	AC		1.00	1.00	1.00	280.00	280.00	1,266							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720							

REVIEW DATE 06/24/2020 BY KR Total Acres: 11.42 Total Land Value: 77,166 Market: 99,440 Agricultural: 1,266 Common: 75,900 PRINTED 11/17/2026 BY SYS