

COMM NE COR OF W1/2 OF SE1/4, S
 POB, CONT S 667.93 FT, W 1246.54
 A CO RD, N 678.25 FT, E 1327.43

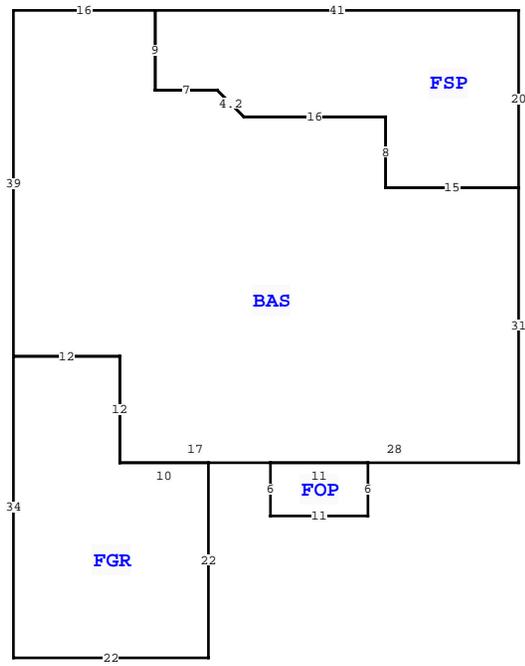
CANCIGLIA ROBERT J/CANCIGLIA CAROLE A
 1071 SW OLD LAKE CITY TERR
 HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
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
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
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	2,177	100	
FGR	628	55	
FOP	66	30	
FSP	587	40	
TOTALS	3,458		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,777	127.2040	145.01	402,693	2018	2018	0	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 2177 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			374,504
TOTAL MARKET OB/XF VALUE			49,366
TOTAL LAND VALUE - MARKET			114,300
TOTAL MARKET VALUE			438,076
SOH/AGL Deduction			111,117
ASSESSED VALUE			326,959
TOTAL EXEMPTION VALUE	HX HB DX SX		106,411
BASE TAXABLE VALUE			220,548
TOTAL JUST VALUE			538,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042002	Screen Enclosure	12,000	05/25/2021
40321	POOL	0	08/10/2020
35652	SFR	1,184	08/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/2179	7/07/2008	WD	Q	I	01	100
GRANTOR: MICHAEL CANCIGLIA						
GRANTEE: ROBERT J & CAROLE A						
0887/1475	7/15/1999	WD	Q	V		60,000
GRANTOR: RUMPH						
GRANTEE: CANCIGLIA'S						

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	0166	CONC, PAVMT	0	100	0	930.00	UT	2.00	2.00	100	2018	2018	3	100	1,860	
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	2022	2021		93	33,331	
3	0282	POOL ENCL	0	100	42	1,260.00	UT	15.00	15.00	100	2022	2021		75	14,175	
TOTALS													49,366			

LAND DESCRIPTION													TOTAL OB/XF											
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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0			0.00	0.00	11.70	AC		1.00	1.00	1.00	445.00	445.00	5,206							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,300							