BEG SW COR OF NE1/4 OF SW1/4, RU
N 240.88 FT, E 365.86.FT TO E R/
N 20 DEG W ALONG R/W 60 FT, W 14

HILDRETH SANDRA E
1078 SW OLD LAKE CITY TERR
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-117

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 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

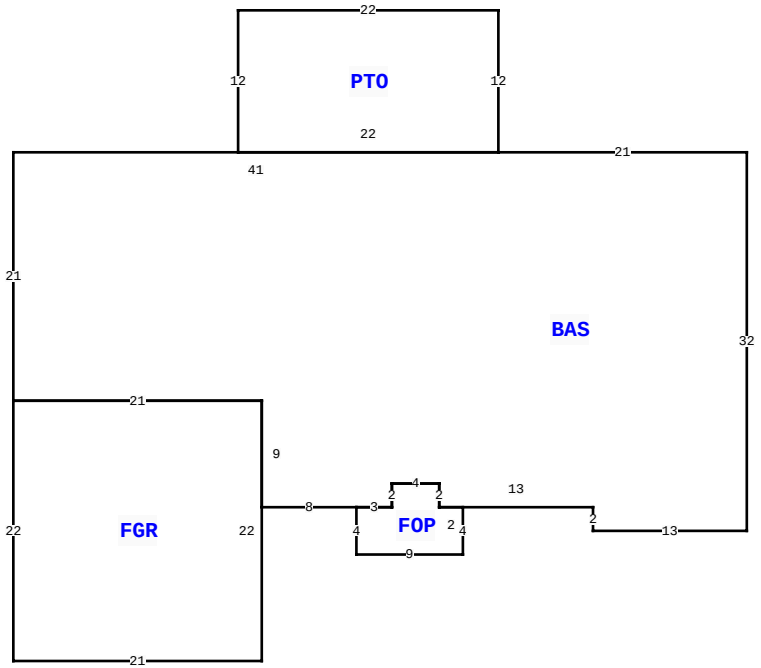
NEIGHBORHOOD/LOC 33617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	157,683
FGR	462	55		254	23,713
FOP	44	30		13	1,214
PTO	264	5		13	1,214
TOTALS	2,459			1,969	183,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	111.6720	122.84	241,872	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1689 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

1078 SW OLD LAKE CITY TER, HIGH SPRINGS

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	584.00	UT	1.50	1.50	100	2001	2001	3	100	876	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,823
TOTAL MARKET OB/XF VALUE		5,076
TOTAL LAND VALUE - MARKET		96,240
TOTAL MARKET VALUE		285,139
SOH/AGL Deduction		116,199
ASSESSED VALUE		168,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,529
TOTAL JUST VALUE		285,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056578	Remodel	5,150	09/15/2026
000054292	Roof Replacement	15,900	10/21/2025
28172	M H	603	10/26/2009
18134	SFR	302	04/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2399	8/27/2026	LE	U	I	14	100
GRANTOR: HILDRETH SANDRA E (EN						
GRANTEE: HILDRETH HOLLY A (R						
1158/1957	9/19/2008	WD	Q	V	01	100
GRANTOR: DANIEL HILDRETH JR						
GRANTEE: DANIEL SR & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N12 W22 S12 E22$ W41 S21 FGR= S22 E21 N22 W21$ E21 S9 E8 FOP= S4 E9 N4 W2 N2 W4 S2 W3$ E3 N2 E4 S2 E13 S2 E13 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 5,076

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		A-1	0.00	0.00	6.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,240							
2	0000	C	VAC RES	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 10/25/2017 BY DF Total Acres: 8.02 Total Land Value: 96,240 Market: 0 Agricultural: 0 Common: 96,240 PRINTED 11/17/2026 BY SYS