COMM SW COR OF NE1/4 OF SW1/4, R
FT FOR POB, RUN N 240.88 FT, E 3
R/W OF A CO RD, S 20 DEG E ALONG

FERGUSON BARBARA ANN
1112 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-317

BUILDING CHARACTERISTICS

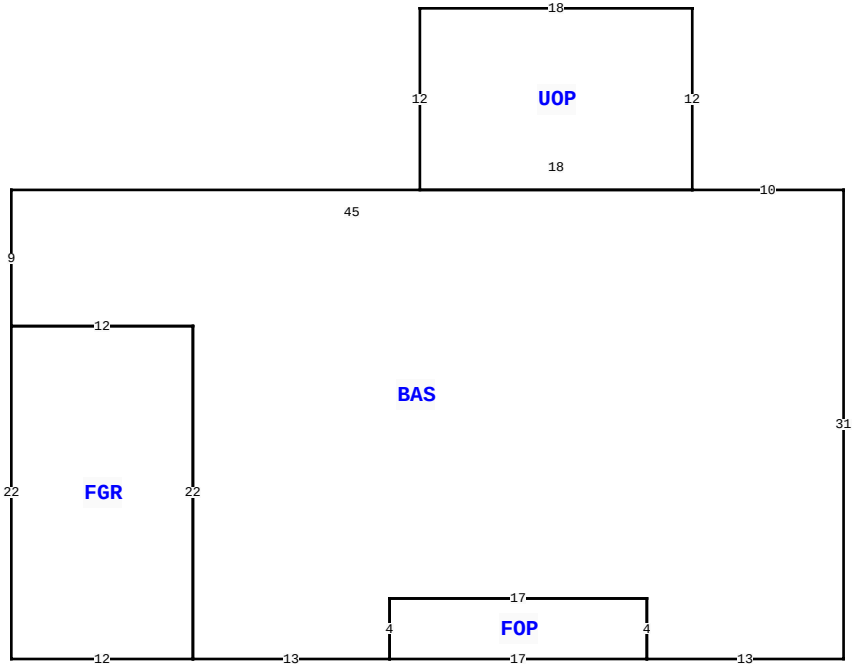
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,373	100		1,373	140,338
FGR	264	55		145	14,821
FOP	68	30		20	2,044
UOP	216	20		43	4,395
TOTALS	1,921			1,581	161,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	122.2650	134.49	212,629	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2017 Heated Area: 1373 HX Base Yr 2017



1112 SW OLD LAKE CITY TER, HIGH SPRINGS

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

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	0166	CONC,PAVMT	0	100	0	0	329.00	UT	1.50	1.50	100	2001	2001	3	100	494	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,598
TOTAL MARKET OB/XF VALUE		1,094
TOTAL LAND VALUE - MARKET		32,160
TOTAL MARKET VALUE		194,852
SOH/AGL Deduction		67,238
ASSESSED VALUE		127,614
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,203
TOTAL JUST VALUE		194,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054884	Roof Replacement	11,800	01/26/2026
18529	SFR	271	07/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1947	11/01/2024	LE	U	I	14	100
GRANTOR: FERGUSON BARBARA ANN						
GRANTEE: SPEER MALACHAI IAN						
1428/317	1/14/2021	LE	U	I	14	100
GRANTOR: FERGUSON BARBARA						
GRANTEE: FERGUSON BARBARA AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N12 W18 S12 E18$ W45 S9 FGR= S22 E12 N22 W12$
E12 S22 E13 FOP= E17 N4 W17 S4$ N4 E17 S4 E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,094

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	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							

REVIEW DATE 10/25/2017 BY DF Total Acres: 2.01 Total Land Value: 32,160 Market: 0 Agricultural: 0 Common: 32,160 PRINTED 11/17/2026 BY SYS