E1/2 OF W1/2 OF NE1/4 & W1/2 OF
442-66, 832-2365, 834-1849, 851-

FLOWERS JOHN MICHAEL/FLOWERS LEIGH ANN
207 NE CONDOR GLN
HIGH SPRINGS, FL 32643

2026

34-6S-17-09850-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

813 SE BIBLE CAMP ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,360
TOTAL LAND VALUE - MARKET	324,000
TOTAL MARKET VALUE	348,360
SOH/AGL Deduction	57,524
ASSESSED VALUE	290,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,836
TOTAL JUST VALUE	348,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37621	PUMP/UTPOL	50	01/11/2019
24541	POOL	240	05/22/2006
21809	SFR	1,538	04/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1836	12/18/2018	WD	U	V	12	210,000
GRANTOR: COBA I INC AKA COBA I						
GRANTEE: JOHN MICHAEL & LEIG						
1365/1061	7/11/2018	CT	U	V	18	10,100
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: COBA I INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	42	60	2,520.00	UT	7.50	7.50	100	2013	2013	3	100	18,900	
2	0251	LEAN TO W/	0	0	14	60	840.00	UT	5.00	5.00	100	2017	2017	3	100	4,200	
3	0252	LEAN-TO W/	0	0	14	60	840.00	UT	1.50	1.50	100	2013	2013	3	100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 24,360

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	0700	C	MISC RES	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	0.90	4,500.00	4,050.00	324,000							

REVIEW DATE 01/31/2019 BY DF Total Acres: 80.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 03/24/2026 BY SYS