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**

## 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 | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 | 396,000 |
| TOTAL MARKET VALUE | 420,360 |
| SOH/AGL Deduction | 129,524 |
| ASSESSED VALUE | 290,836 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 290,836 |
| TOTAL JUST VALUE | 420,360 |
| 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

## 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 | 5,500.00 | 4,950.00 | 396,000 | | | | | | | |

REVIEW DATE 01/31/2019 BY DF Total Acres: 80.00 Total Land Value: 396,000 Market: 0 Agricultural: 0 Common: 396,000 PRINTED 06/08/2026 BY SYS