W3/4 OF NW1/4 EX 5 ACRES OFF S S
AC & EX 1.20 AC DESC ORB 749-161

FERWERDA FEIKO HEDZER
9423 NW 6TH PLACE
GAINESVILLE, FL 32607

2027

34-6S-17-09851-000

BUILDING CHARACTERISTICS

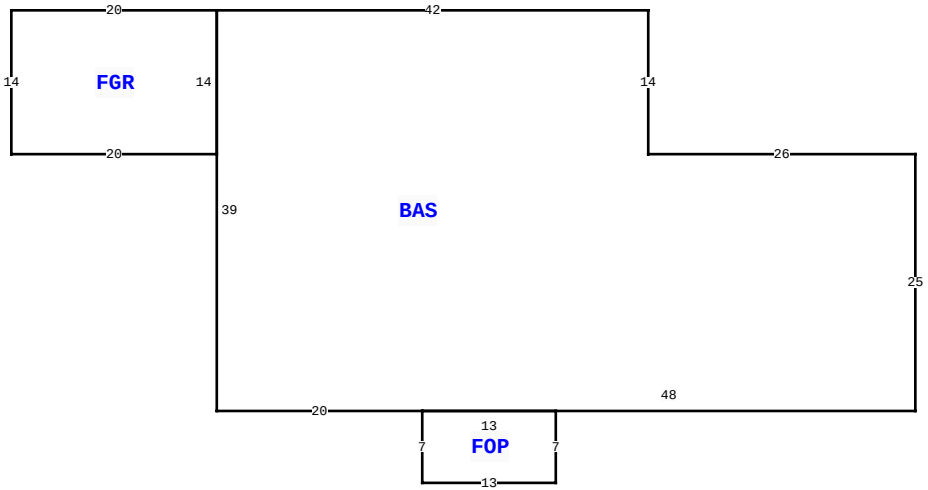
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	5000	IMPROVED AG
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
BAS	2,288	100		2,288	188,220
FGR	280	55		154	12,669
FOP	91	30		27	2,221
TOTALS	2,659			2,469	203,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	115.0520	126.56	312,477	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2288 HX Base Yr



131 SE SPRITE LOOP, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	01/05/2023 SPF

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,110
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	243,110
SOH/AGL Deduction	0
ASSESSED VALUE	243,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,110
TOTAL JUST VALUE	715,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	718,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055313	Roof Replacement	26,590	03/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2750	12/10/2021	WD	U	I	17	725,000
GRANTOR: COMMUNITY FOUNDATION						
GRANTEE: FERWERDA FEIKO HEDZ						
1449/358	9/24/2021	WD	U	I	17	100
GRANTOR: KITE JANE PASCALE						
GRANTEE: COMMUNITY FOUNDATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N14 W42 FGR= W20 S14 E20 N14$ S39 E20 FOP= S7E13 N7 W13$ E48 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	100.00	AC		1.00	1.00	1.00	280.00	280.00	28,000							
3	9910	M	MKT.VAL.AG	0					100.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	500,000							

REVIEW DATE 10/24/2017 BY DF Total Acres: 102.00 Total Land Value: 38,000 Market: 500,000 Agricultural: 28,000 Common: 10,000 PRINTED 11/17/2026 BY SYS