COMM NW COR, RUN E 32.10 FT TO E
S 765 FT FOR POB, CONT S 225 FT,
FT, W 234 FT TO POB.

TURNER ELLEN R/MCMAINS WORTH W JR
265 SE SPRITE LP
HIGH SPRINGS, FL 32643

2026

34-6S-17-09852-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

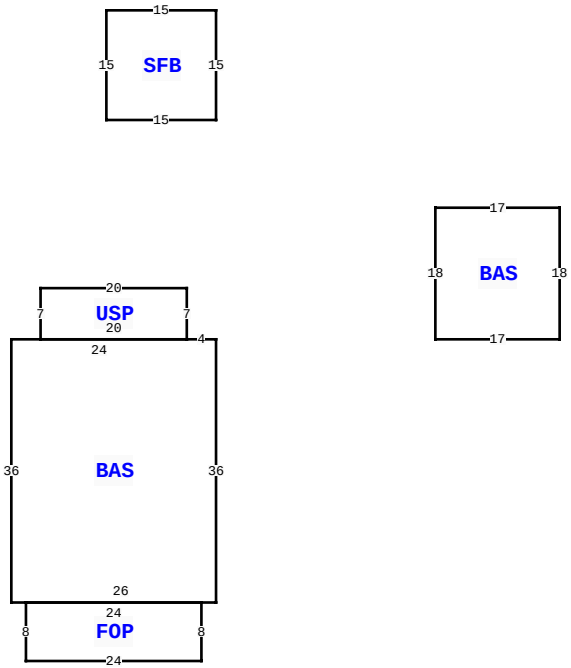
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	306	100		306	24,039
BAS	1,008	100		1,008	79,188
FOP	192	30		58	4,557
SFB	225	80		180	14,141
USP	140	35		49	3,849
TOTALS	1,871			1,601	125,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	107.9100	120.86	193,497	1924	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1539 HX Base Yr 2004



265 SE SPRITE LOOP, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,773
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		143,773
SOH/AGL Deduction		66,624
ASSESSED VALUE		77,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,738
TOTAL JUST VALUE		143,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1295/2434	5/27/2015	WD	U	I	11	100
GRANTOR: ELLEN R TURNER						
GRANTEE: ELLEN R TURNER & WO						
0981/1841	4/04/2003	WD	Q	I	01	85,000
GRANTOR: TOOD & MOLLY SWEET						
GRANTEE: ELLEN TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N7 W20 S7 E20$ W24 S36 E2 FOP= S8 E24 N8 W24$ E26 N36$PTR=N30 SFB= N15 W15 S15 E15$ S30 PTR=E30 BAS= E17 N18 W17 S18$ W30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.20	AC		1.00	1.00	1.00	15,000.00	15,000.00	18,000							

REVIEW DATE 10/24/2017 BY DF Total Acres: 1.20 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/24/2026 BY SYS