COMM AT INTERS OF N LINE OF NW1/ HWY 41, RUN S 990 FT FOR POB, E W 234 FT TO E R/W OF U S HWY 41,

WELSH ANTHONY G/WELSH MARGARET C
5372 NE 3RD TER
FORT LAUDERDALE, FL 33334-2454

2027

34-6S-17-09852-002

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

269 SE SPRITE LOOP, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	44,808
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	68,808
SOH/AGL Deduction	0
ASSESSED VALUE	68,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,808
TOTAL JUST VALUE	68,808
NCON VALUE	17,808
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054565	Storage Building	13,404	11/24/2025
000054477	Right-of-Way Acce		11/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/563	7/31/2026	WD	Q	I	01	131,000
GRANTOR: SALATINO JOHN ANDREW						
GRANTEE: WELSH ANTHONY G						
1545/1437	7/25/2025	WD	Q	I	01	78,000
GRANTOR: COUTO TRACEY P						
GRANTEE: SALATINO JOHN ANDRE						

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	0010	BARN,BLK	0	0	34	38	1.00	UT	0.00	0.00	100	0	0	3	100	20,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
3	0296	SHED METAL	0	0	35	24	840.00	UT	18.00	18.00	100	2027	2026		100	15,120	
4	0251	LEAN TO W/	0	0	16	24	384.00	UT	7.00	7.00	100	2027	2026		100	2,688	

LAND DESCRIPTION

TOTAL OB/XF 44,808

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			0.00	0.00	1.20	AC		1.00	1.00	1.00	20,000.00	20,000.00	24,000							

REVIEW DATE 04/24/2026 BY TW Total Acres: 1.20 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS