AKA LOT 11 HAWKS RIDGE ACRES UNR
OF E1/2 OF SE1/4 OF NE1/4, RUN N
POB, CONT N 881.17 FT, E 611 FT,

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

2026

34-6S-17-09859-811

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0
TOTAL LAND VALUE - MARKET	60,690
TOTAL MARKET VALUE	60,690
SOH/AGL Deduction	8,562
ASSESSED VALUE	52,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,128
TOTAL JUST VALUE	60,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,690

SALE:1:1: 11.90 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0816	8/03/2017	WD	Q	V	01	52,500
GRANTOR: JOHN R & KAREN M HALL						
GRANTEE: JOHN MICHAEL & LEIG						
1039/2246	2/28/2005	WD	Q	V		55,000
GRANTOR: CHANDLER						
GRANTEE: JOHN R & KAREN M HA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.90	AC		1.00	1.00	0.85	6,000.00	5,100.00	60,690							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 11.90 Total Land Value: 60,690 Market: 0 Agricultural: 0 Common: 60,690 PRINTED 06/19/2026 BY SYS