AKA LOT 19 HAWK'S RIDGE UNREC:
COMM NW COR, RUN S 443.83 FT
FOR POB, RUN E 1306.45 FT, S

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

2027

35-6S-17-09859-819

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

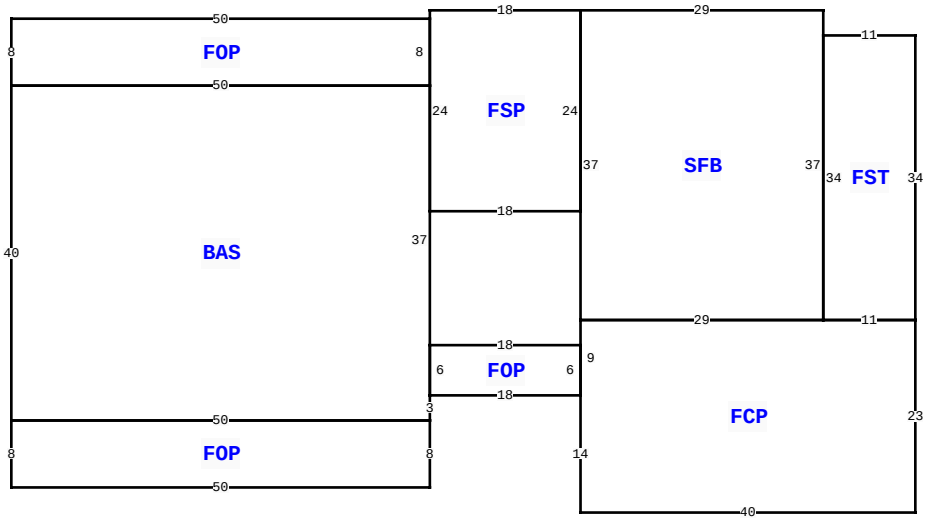
NEIGHBORHOOD/LOC 35617.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	186,882
FCP	920	25		230	21,491
FOP	108	30		32	2,990
FOP	400	30		120	11,213
FOP	400	30		120	11,213
FSP	432	40		173	16,165
FST	374	55		206	19,249
SFB	1,073	80		858	80,172
TOTALS	5,707			3,739	349,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,739	107.5305	118.28	442,249	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 3073 HX Base Yr 2005



207 SE CONDOR GLN, HIGH SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2007	2007	3	54	19,354	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0040	BARN,POLE	0	100	30	30	900.00	UT	2.50	2.50	100	2013	2013	3	100	2,250	
6	0040	BARN,POLE	0	100	38	36	1,368.00	UT	3.00	3.00	100	2017	2017	3	100	4,104	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	349,377
TOTAL MARKET OB/XF VALUE	27,008
TOTAL LAND VALUE - MARKET	54,334
TOTAL MARKET VALUE	430,719
SOH/AGL Deduction	116,278
ASSESSED VALUE	314,441
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	263,030
TOTAL JUST VALUE	430,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,070

LAND:1:1: ADJ 4: PARTIALLY LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36540	GARAGE	254	04/05/2018
25460	POOL	305	01/25/2007
21042	SFR	353	09/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0090	12/04/2001	WD	Q	V		26,500

GRANTOR: SUWANNEE INVESTMENT C

GRANTEE: FLOWERS & SELPH (JT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N37 FOP= N8 W50 S8 E50$ W50 S40 FOP= S8 E50 N8 W50$ E50 N3 FOP= E18 FCP= S14 E40 N23 FST= N34 W11 S34 E11$ W11 SFB= N37 W29 FSP= W18 S24 E18 N24$ S37 E29$ W29 S9$ N6 W18 S6$.

LAND DESCRIPTION

TOTAL OB/XF 27,008

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	100		A-1	0.00	0.00	6.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	52,560							
2	9630	C	SWAMP	0			0.00	0.00	6.57	AC		1.00	1.00	1.00	270.00	270.00	1,774							

REVIEW DATE 12/30/2019 BY HC Total Acres: 13.14 Total Land Value: 54,334 Market: 0 Agricultural: 0 Common: 54,334 PRINTED 11/16/2026 BY SYS