

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

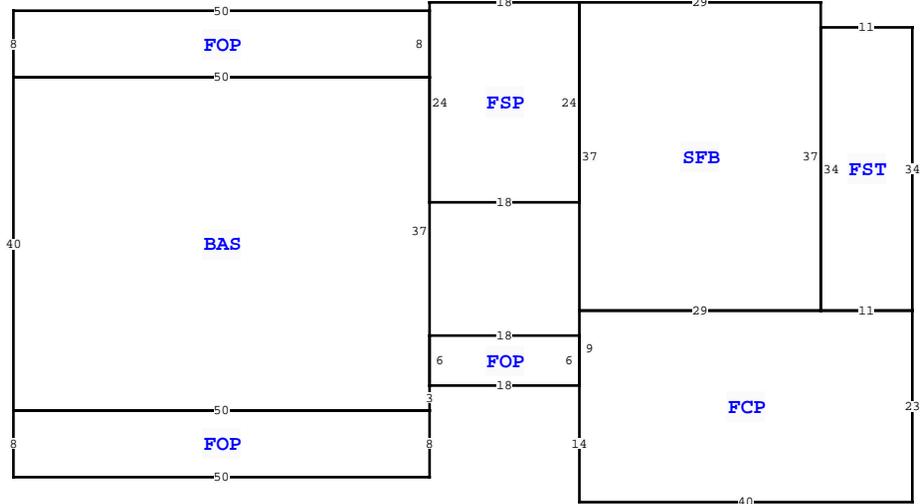
FLOWERS JOHN MICHAEL/SELPH LEIGH ANN
 207 NE CONDOR GLN
 HIGH SPRINGS, FL 32643

2026

35-6S-17-09859-819


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,000	100	
FCP	920	25	
FOP	108	30	
FOP	400	30	
FOP	400	30	
FSP	432	40	
FST	374	55	
SFB	1,073	80	
TOTALS	5,707		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2005								
			Heated Area: 3073			HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				362,078		
TOTAL MARKET OB/XF VALUE				27,008		
TOTAL LAND VALUE - MARKET				54,334		
TOTAL MARKET VALUE				443,420		
SOH/AGL Deduction				138,086		
ASSESSED VALUE				305,334		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				253,923		
TOTAL JUST VALUE				443,420		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				429,865		
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\$.						

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
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	
TOTALS															27,008		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							