

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

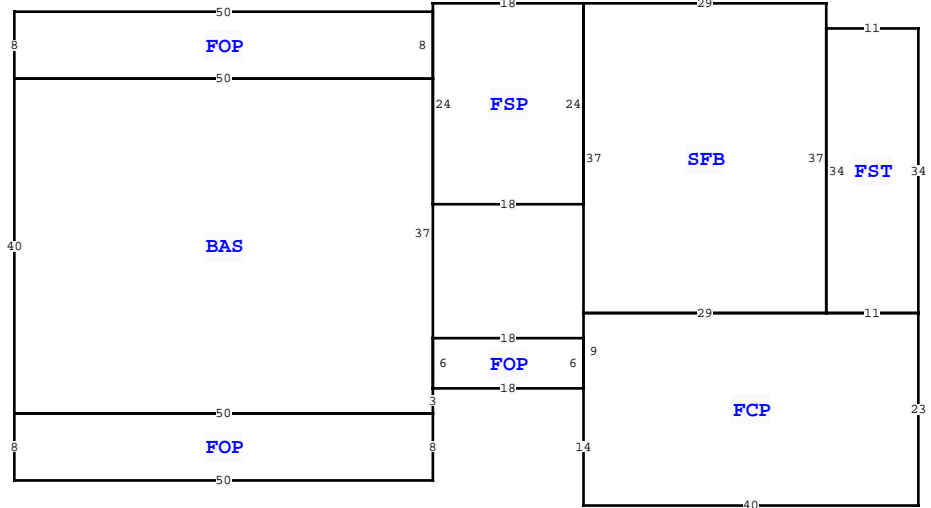
FLOWERS JOHN MICHAEL/SELPH LEIGH ANN
 207 NE CONDOR GLN
 HIGH SPRINGS, FL 32643

2026

35-6S-17-09859-819


BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 80
Interior Floor	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 2,000 190,279
FCP	920 25 230 21,882
FOP	108 30 32 3,045
FOP	400 30 120 11,417
FOP	400 30 120 11,417
FSP	432 40 173 16,459
FST	374 55 206 19,599
SFB	1,073 80 858 81,630
TOTALS	5,707 3,739 355,728

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		450,288	2004	2004	0	0	21.00	79.00
Heated Area: 3073 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		355,728	
TOTAL MARKET OB/XF VALUE		27,008	
TOTAL LAND VALUE - MARKET		54,334	
TOTAL MARKET VALUE		437,070	
SOH/AGL Deduction		131,736	
ASSESSED VALUE		305,334	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		253,923	
TOTAL JUST VALUE		437,070	
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 / V / 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	0	1.00	UT 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	DPH 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							