

LOT 1 HAWKS RIDGE ACRES.  
410-228, 676-212, 716-252, 746-1

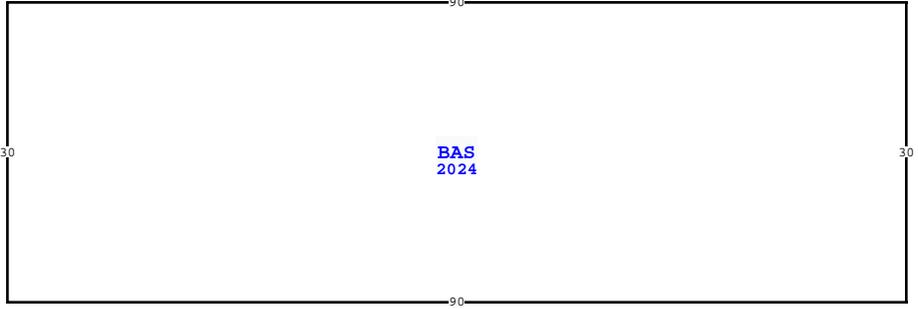
COLLAR JOHN/COLLAR SHARON  
359 SE SEAWOLF WAY  
HIGH SPRINGS, FL 32643

**2026**

35-6S-17-09860-002  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 100
Interior Floor	00 N/A 0
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	05 STEEL 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	35617.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR/PREMTL	100% - 2020		80.29	216,783	2023	2023	0	0	2.50	97.50
			Heated Area: 2700			HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,363
TOTAL MARKET OB/XF VALUE			21,600
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			272,963
SOH/AGL Deduction			17,024
ASSESSED VALUE			255,939
TOTAL EXEMPTION VALUE	SX HX HB		101,411
BASE TAXABLE VALUE			154,528
TOTAL JUST VALUE			272,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,474

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2024	2,700	211,363
TOTALS	2,700			2,700	211,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050875	Electrical Servic	0	09/20/2024
000044741	New Residential C	30,000	06/22/2022
000043799	Electrical Servic	0	02/28/2022
000042808	Storage Building	50,000	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1943	7/23/2019	WD	U	I	12	100

GRANTOR: KEELY SHEPHERD  
GRANTEE: JOHN COLLAR & SHARO  
1370/0321 9/10/2018 WD Q I 01 39,000  
GRANTOR: JOHN & SHARON COLLAR  
GRANTEE: KEELY SHEPHERD

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	0030	BARN,MT	0 100	24 60	1,440.00	UT	15.00	15.00	100	2022	2021		100	21,600	

EXTRA FEATURES		359 SE SEAWOLF WAY, HIGH SPRINGS	
BLD DATE	XF DATE	INC DATE	LGL DATE
			05/15/2024 MLU

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=2024;ORIG=60,20] S30 E90 N30 W90 \$

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							