W1/3 OF SW1/4 OF SE1/4 & EX 6.63
1536-103, MORE PART DESC AS: BEG
SW1/4 OF SE1/4, S 657.73 FT, E 4

THIERY ERIC
20107 NW 249TH ST
HIGH SPRINGS, FL 32643

2026

08-7S-17-09954-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	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	04/07/2025 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	63,650
TOTAL MARKET VALUE	63,650
SOH/AGL Deduction	0
ASSESSED VALUE	63,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,650
TOTAL JUST VALUE	63,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1148	5/02/2025	WD	Q	V	01	100,000
GRANTOR: DAVIS CHARLIE						
GRANTEE: THIERY ERIC						
1535/2551	3/06/2025	QC	U	V	11	100
GRANTOR: DAVIS RUTHA						
GRANTEE: DAVIS CHARLIE						

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	0000	C	VAC RES	0					6.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	63,650							

REVIEW DATE 07/25/2025 BY TP Total Acres: 6.70 Total Land Value: 63,650 Market: 0 Agricultural: 0 Common: 63,650 PRINTED 01/14/2026 BY SYS