

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5800	04	3,789	61.1820	30.59	115,906	1976	1976	0	0	50.00	50.00	

1 REC FACIL - 0% - 0 Heated Area: 3505 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			231,454
TOTAL MARKET OB/XF VALUE			182,175
TOTAL LAND VALUE - MARKET			716,310
TOTAL MARKET VALUE			1,129,939
SOH/AGL Deduction			0
ASSESSED VALUE			1,129,939
TOTAL EXEMPTION VALUE	05		1,129,939
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,129,939
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,129,939

Quality	05	05		
DOR CODE	8710	STATE TIITF		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2717.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,505	100	3,505	53,609
FOP	85	30	26	398
FSP	35	40	14	214
FSP	45	40	18	276
FSP	324	40	130	1,989
FST	192	50	96	1,469
TOTALS	4,186		3,789	57,953

BLDG:4:1: RANGER'S HOME			
BLDG:3:1: RANGER'S HOME			
XFOB:29:1: 2- BATHS			
XFOB:28:1: BATH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048749	Remodel	249,652	11/29/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

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	0294	SHED WOOD/	0	0	11	13	143.00	UT	3.30	3.30	100	0	0	3	100	472	
2	0294	SHED WOOD/	0	0	12	27	324.00	UT	3.30	3.30	100	0	0	3	100	1,069	
3	0294	SHED WOOD/	0	0	8	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0294	SHED WOOD/	0	0	8	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0296	SHED METAL	0	0	11	22	242.00	UT	3.30	3.30	100	0	0	3	100	799	
6	0296	SHED METAL	0	0	10	12	120.00	UT	3.30	3.30	100	0	0	3	100	396	
7	0040	BARN,POLE	0	0	26	50	1,300.00	UT	2.00	2.00	100	0	0	3	100	2,600	
8	0040	BARN,POLE	0	0	20	13	260.00	UT	2.00	2.00	100	0	0	3	100	520	
9	0040	BARN,POLE	0	0	20	13	260.00	UT	2.00	2.00	100	0	0	3	100	520	
10	0040	BARN,POLE	0	0	24	64	1,536.00	UT	2.00	2.00	100	0	0	3	100	3,072	
TOTAL																9,848	

1861 SE OLENO RD, HIGH SPRINGS	BLD DATE	LGL DATE	03/28/2022	MLU
	XF DATE	AG DATE		
	INC DATE			

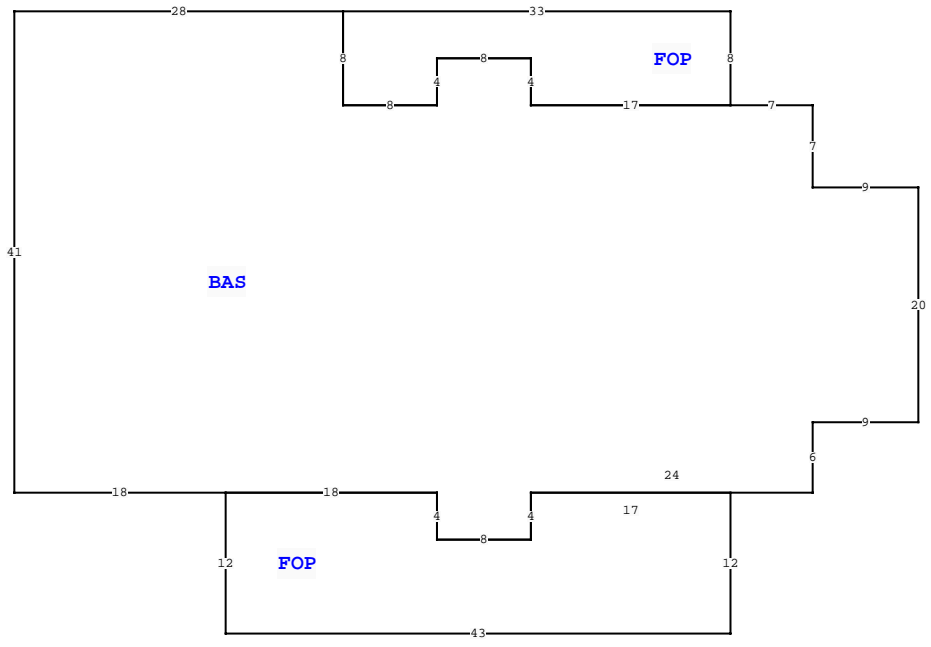
BUILDING NOTES												

BUILDING DIMENSIONS												
FSP= N5 W9 S5 E9\$ BAS= W48 FSP= N5 W7 S5 E7\$ W7 N5 W17 FST= W8 S7 FOP= W5 S17 E5 N17\$ S17 E8 N24\$ S57 E18 FSP= E54 N6 W54 S6\$ N6 E54 N46\$.												

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	8200	C	FOREST	0		A-1	0.00	0.00	238.77	AC		1.00	1.00	1.00	3,000.00	3,000.00	716,310								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8710 STATE TIITF	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,712	100
FOP	232	30
FOP	484	30
TOTALS	3,428	2,927

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 REC FACIL		- 0%	- 0	20.70	60,589	1934	1934	0	0	0	50.00	50.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			231,454
TOTAL MARKET OB/XF VALUE			182,175
TOTAL LAND VALUE - MARKET			716,310
TOTAL MARKET VALUE			1,129,939
SOH/AGL Deduction			0
ASSESSED VALUE			1,129,939
TOTAL EXEMPTION VALUE	05		1,129,939
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,129,939
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,129,939
XFOB: 27:1:	GEN STOVE		
XFOB: 26:1:	TOD SHED		
XFOB: 25:1:	CABIN		
XFOB: 24:1:	CABIN		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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
11	0040	BARN,POLE	0	0	20	22	440.00	UT	2.00	100	0	0	3	100	880	
12	0040	BARN,POLE	0	0	12	35	420.00	UT	2.00	100	0	0	3	100	840	
13	0020	BARN,FR	0	0	12	24	288.00	UT	3.30	100	0	0	3	100	950	
14	0020	BARN,FR	0	0	10	12	120.00	UT	3.30	100	0	0	3	100	396	
15	0261	PRCH, UOP	0	0	10	10	100.00	UT	1.50	100	0	0	3	100	150	
16	0261	PRCH, UOP	0	0	10	44	440.00	UT	1.05	100	0	0	3	100	462	
17	0010	BARN,BLK	0	0	8	16	128.00	UT	9.30	100	0	0	3	100	1,190	
18	0070	CARPORT UF	0	0	13	22	286.00	UT	1.75	100	0	0	3	100	501	
19	0260	PAVEMENT-A	0	0	135	400	54,000.00	UT	0.90	100	0	0	3	100	48,600	
20	0297	SHED CONCR	0	0	14	24	1.00	UT	0.00	100	0	0	3	100	25,704	
TOTALS															79,673	

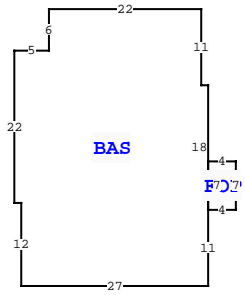
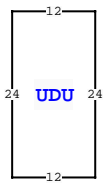
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=	W28	S41	E18
FOP=	S12	E43	N12
W17	S4	W8	N4
W18	S4	E18	S4
E8	N4	E24	N6
E9	N20	W9	N7
W7	FOP=	N8	W33
S8	E8	N4	E8
S4	E17	W17	N4
W8	S4	W8	N8

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	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	8710 STATE TIITF		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,067	100	1,067
FOP	28	30	8
UDU	288	55	158
			SUBAREA MARKET VALUE
			84,759
			636
			12,551
TOTALS	1,383		1,233
			97,945

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,233	116.3880	122.21	150,685	1976	1976	0	0	35.00	65.00
3 SINGLE FAM - 0% - 0 Heated Area: 1067 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			231,454
TOTAL MARKET OB/XF VALUE			182,175
TOTAL LAND VALUE - MARKET			716,310
TOTAL MARKET VALUE			1,129,939
SOH/AGL Deduction			0
ASSESSED VALUE			1,129,939
TOTAL EXEMPTION VALUE	05		1,129,939
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,129,939
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,129,939
XFOB:23:1: 3 UNITS			
XFOB:22:1: CABIN			
XFOB:21:1: INFIRMARY			
XFOB:20:1: 9 CABINS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/28/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S6 W5 S22 E1 S12 E27N11 FOP= E4 N7 W4 S7\$ N18 WIN11\$ PTR= N30 UDU= N24 W12 S24 E12\$ S30\$.	

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
21	0297	SHED CONCR	0	0	0	0	752.00	UT	17.00	17.00	100	0	0	3	100	12,784	
22	0297	SHED CONCR	0	0	18	32	576.00	UT	8.50	8.50	100	0	0	3	100	4,896	
23	0297	SHED CONCR	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	7,344	
24	0297	SHED CONCR	0	0	18	18	324.00	UT	8.50	8.50	100	0	0	3	100	2,754	
25	0297	SHED CONCR	0	0	0	0	472.00	UT	8.50	8.50	100	0	0	3	100	4,012	
26	0297	SHED CONCR	0	0	0	0	869.00	UT	7.50	7.50	100	0	0	3	100	6,518	
27	0297	SHED CONCR	0	0	0	0	500.00	UT	27.50	27.50	100	0	0	3	100	13,750	
28	0297	SHED CONCR	0	0	0	0	408.00	UT	23.50	23.50	100	0	0	3	100	9,588	
29	0297	SHED CONCR	0	0	0	0	646.00	UT	23.50	23.50	100	0	0	3	100	15,181	
30	0297	SHED CONCR	0	0	0	0	324.00	UT	23.50	23.50	100	0	0	3	100	7,614	

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

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/2/2025

Parcel: << **02-7S-17-09867-000 (36479)** >>

Owner & Property Info

Result: 1 of 1

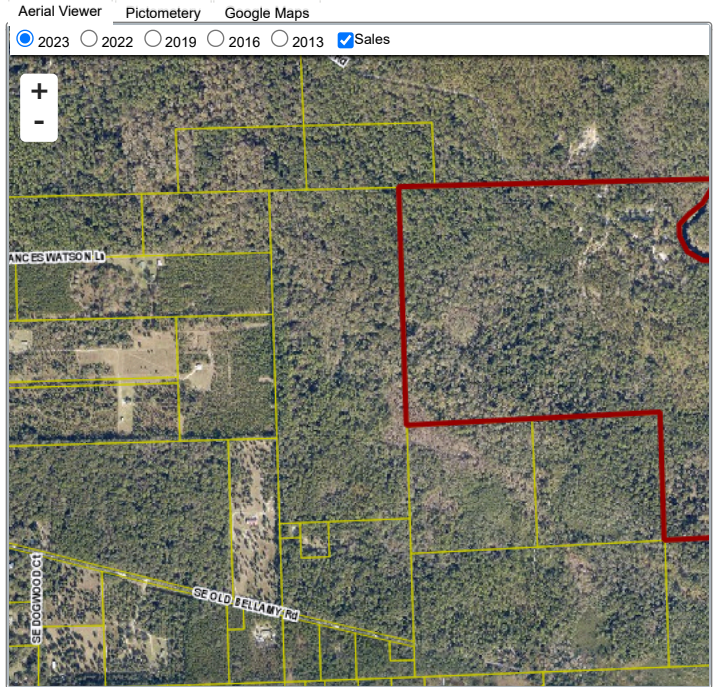
Owner	TIITF/DEP-REC & PARKS 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399-3000		
Site	1861 SE OLENO RD, HIGH SPRINGS		
Description*	E3/4 OF N1/2 LYING W OF RIVER & NE1/4 OF SE1/4.		
Area	238.77 AC	S/T/R	02-7S-17
Use Code**	STATE TIITF (8710)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$716,310	Mkt Land	\$716,310
Ag Land	\$0	Ag Land	\$0
Building	\$231,454	Building	\$231,454
XFOB	\$182,175	XFOB	\$182,175
Just	\$1,129,939	Just	\$1,129,939
Class	\$0	Class	\$0
Appraised	\$1,129,939	Appraised	\$1,129,939
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,129,939	Assessed	\$1,129,939
Exempt	05 \$1,129,939	Exempt	05 \$1,129,939
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	REC FACIL (5800)	1976	3505	4186	\$57,953
Sketch	REC FACIL (5800)	1934	2712	3428	\$30,294
Sketch	SINGLE FAM (0100)	1976	1067	1383	\$97,945
Sketch	SINGLE FAM (0100)	1976	466	690	\$45,262

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings					
Code	Desc	Year Bit	Value	Units	Dims
0294	SHED WOOD/VINYL	0	\$472.00	143.00	11 x 13
0294	SHED WOOD/VINYL	0	\$1,069.00	324.00	12 x 27
0294	SHED WOOD/VINYL	0	\$200.00	1.00	8 x 24
0294	SHED WOOD/VINYL	0	\$200.00	1.00	8 x 24
0296	SHED METAL	0	\$799.00	242.00	11 x 22
0296	SHED METAL	0	\$396.00	120.00	10 x 12
0040	BARN,POLE	0	\$2,600.00	1300.00	26 x 50
0040	BARN,POLE	0	\$520.00	260.00	20 x 13
0040	BARN,POLE	0	\$520.00	260.00	20 x 13
0040	BARN,POLE	0	\$3,072.00	1536.00	24 x 64
0040	BARN,POLE	0	\$880.00	440.00	20 x 22
0040	BARN,POLE	0	\$840.00	420.00	12 x 35
0020	BARN,FR	0	\$950.00	288.00	12 x 24
0020	BARN,FR	0	\$396.00	120.00	10 x 12
0261	PRCH, UOP	0	\$150.00	100.00	10 x 10
0261	PRCH, UOP	0	\$462.00	440.00	10 x 44
0010	BARN,BLK	0	\$1,190.00	128.00	8 x 16
0070	CARPORT UF	0	\$501.00	286.00	13 x 22
0260	PAVEMENT-ASPHALT	0	\$48,600.00	54000.00	135 x 400
0297	SHED CONCRETE BLOCK	0	\$25,704.00	1.00	14 x 24
0297	SHED CONCRETE BLOCK	0	\$12,784.00	752.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$4,896.00	576.00	18 x 32
0297	SHED CONCRETE BLOCK	0	\$7,344.00	1.00	12 x 24
0297	SHED CONCRETE BLOCK	0	\$2,754.00	324.00	18 x 18
0297	SHED CONCRETE BLOCK	0	\$4,012.00	472.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$6,518.00	869.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$13,750.00	500.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$9,588.00	408.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$15,181.00	646.00	0 x 0
0297	SHED CONCRETE BLOCK	0	\$7,614.00	324.00	0 x 0
0010	BARN,BLK	0	\$3,013.00	324.00	18 x 18
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$4,000.00	2.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
8200	FOREST (MKT)	238.770 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$716,310

Search Result: 1 of 1

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/2/2025 and may not reflect the data currently on file at our office.