



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EVB	ECON	FNCT	NORM	% COND
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VALUATION BY	Tax Dist:	STANDARD
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BUILDING MARKET VALUE	0	0
TOTAL MARKET OBX/F VALUE	20,980	0
TOTAL LAND VALUE - MARKET	44,617	0
TOTAL MARKET VALUE	25,200	0
SOH/AGL Deduction	25,200	0
ASSESSED VALUE	0	0
TOTAL EXEMPTION VALUE	25,200	0
BASE TAXABLE VALUE	65,597	0
TOTAL JUST VALUE	65,597	0
INCOME VALUE	65,597	0
PREVIOUS YEAR MKT VALUE	65,597	0

DOOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA
NEIGHBORHOOD	3717.00
TOTAL AREA	1.00
PCT OF BASE	TOT ADJ
AREA	SUBAREA
TYPE	MARKET
	VALUE

TOTALS

OBX/F	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES
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BLD DATE	20499 S US HIGHWAY 441 , HIGH SPRINGS, FL 32643
XF DATE	
LG DATE	
AG DATE	

EXTRA FEATURES

OBX/F	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES
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BLD DATE	20499 S US HIGHWAY 441 , HIGH SPRINGS, FL 32643
XF DATE	
LG DATE	
AG DATE	

LAND DESCRIPTION

USE	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH	% FACT	COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSV
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SALES DATA

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
Number	INST	U	I	CD		
1414/1156	6/30/2020	WD	Q	I	01	32,000
GRANTOR: FRANCESCA E FRUGOLI T						
GRANTEE: JUAN C & ELIZABETH						
1210/1956	2/28/2011	WD	U	V	11	100
GRANTOR: FRANCESCA E FRUGOLI						
GRANTEE: FRANCESCA E FRUGOLI						

BUILDING NOTES

BUILDING DIMENSIONS

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 2/17/2022

Parcel: << 03-7S-17-09879-002 (36509) >>

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 ☒ Sales**Owner & Property Info**

Result: 1 of 1

Owner	LAZO JUAN C LAZO ELIZABETH 1124 SE OLD BELLAMY RD HIGH SPRINGS, FL 32643		
Site	20499 S US HIGHWAY 441, HIGH SPRINGS		
Description*	COMM SW COR OF SEC, RUN E 100 FT TO E R/W US 441, RUN N 570.05 FT FOR POB, CONT N 689.23 FT, E 632.19 FT, S 689.23 FT, W 631.97 FT TO POB. 600-636, 820-2052, LE 956-2011, WD 1165-1490, WD 1210-1956, WD 1414-1156,		
Area	10 AC	S/T/R	03-7S-17
Use Code**	IMPROVED AG (5000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$4,220	Ag Land	\$4,220
Building	\$0	Building	\$0
XFOB	\$20,980	XFOB	\$20,980
Just	\$65,597	Just	\$65,597
Class	\$25,200	Class	\$25,200
Appraised	\$25,200	Appraised	\$25,200
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$25,200	Assessed	\$25,200
Exempt	\$0	Exempt	\$0
Total	county:\$25,200 city:\$0	Total	county:\$25,200 city:\$0
Taxable	other:\$0 school:\$25,200	Taxable	other:\$0 school:\$25,200

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/30/2020	\$32,000	1414/1156	WD	I	Q	01
2/28/2011	\$100	1210/1956	WD	V	U	11
5/18/2007	\$100	1165/1490	WD	V	U	01
7/1/2002	\$100	0956/2011	WD	V	U	01
4/8/1996	\$100	0956/1895	QC	V	U	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0120	CLFENCE 4	2004	\$5,580.00	1240.00	124 x 10
0040	BARN,POLE	2020	\$14,400.00	1.00	40 x 80
0169	FENCE/WOOD	2020	\$1,000.00	1.00	x

2/17/22, 3:45 PM

Columbia County Property Appraiser

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	10.000 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$4,220
9910	MKT.VAL.AG (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$4,462 /AC	\$44,617

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