COMM NE COR OF NW1/4 OF NE1/4,
RUN S 369.24 FT FOR POB, CONT
S 356.20 FT, W 1344.14 FT, N

PRIESTER THOMAS A
P O BOX 685
HIGH SPRINGS, FL 32655

2022

33-6S-17-09834-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	33617.010	1.00

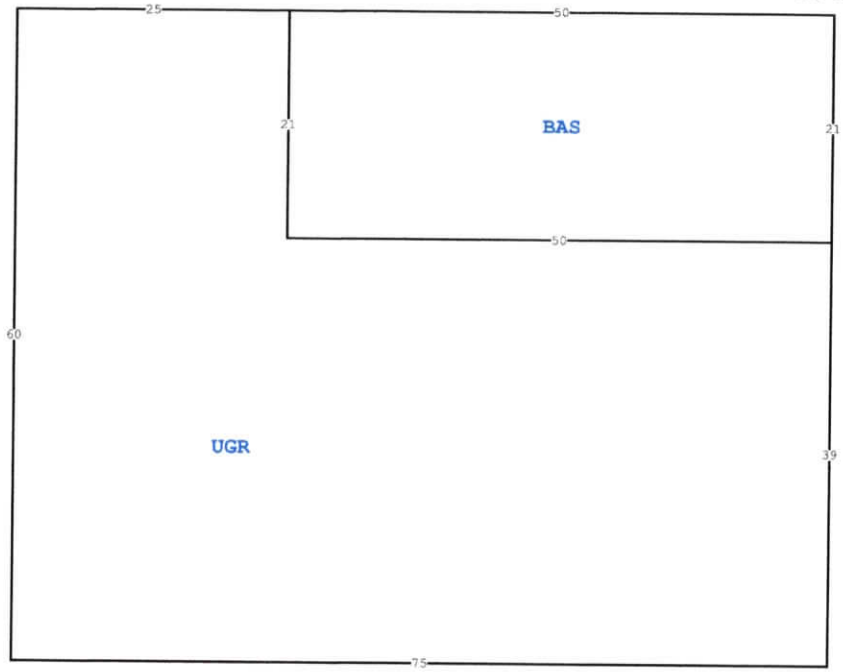
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	66,115
UGR	3,450	45	1,552	97,725
TOTALS	4,500		2,602	163,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,602	123.4272	65.42	170,223	2018	2018	0	0	0	3.75	96.25

1 SFR/PREMTL - 100% - 2019

HX Base Yr 2019



515 SW OLD LAKE CITY Ter, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,840
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,140
SOH/AGL Deduction		19,791
ASSESSED VALUE		200,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,349
TOTAL JUST VALUE		220,140
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1076	1/10/2018	WD	Q	I	01	230,000
GRANTOR: WILLARD R LAMNECK SR						
GRANTEE: THOMAS A & SHERRY L						
0986/0625	5/30/2003	WD	Q	V		49,900
GRANTOR: MATTHEW A THOMPSON						
GRANTEE: WILLARD R LAMNECK						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W25 S60 E75 N39 BAS= N21 W50 S21 E50$ W50 N21$.

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,300

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	55,000							

REVIEW DATE 01/31/2019 BY MEJS Total Acres: 11.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/14/2022