

CATO ROBERT H JR/CATO SHERRY B
397 SW GREY WAY
HIGH SPRINGS, FL 32643

16-7S-17-10006-215

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall19COMMON BRK 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor15HARDTILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms2.5100

Frame Stories02WOOD FRAME 100

Architectual Units1.100

Condition Adj0303100

Kitchen Adjus0101100

Quality0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOODLOC16717.0201.00/

AREATOTALPCTYEARTOTSUBAREA
TYPEGROSSOFBASEADJMARKET
AREAAREABASEAREAValue

BAS2,6061002,606242,308

FCP4502511210,414

FGR6245534331,892

FOP11030333,068

FSP3404013612,646

UDG9005549546,026

UST5404524322,594

TOTALS5,5703,968368,949

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,968112.3406125.82499,254200620060026.1073.90

1 SINGLE FAM - 100% - 2007Heated Area: 2606HX Base Yr 2007

UDG

FCP

UST

BAS

FGR

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/15/2024MLU

EXTRA FEATURES

LNOB/XFDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10180FPLC 1STRY0100001.00UT2,000.002,000.001002006200631002,000

20166CONC,PAVMT010000672.00UT3.003.001002006200631002,016

30081DECKING WI0100001.00UT0.000.00100201020103100400

40252LEAN-TO W/0100001.00UT0.000.00100201020103100300

TOTAL OB/XF4,716

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRSFR100A-30.000.001.00LT1.001.001.0070,000.0070,000.0070,000

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE368,949

TOTAL MARKET OB/XF VALUE4,716

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE443,665

SOH/AGL Deduction131,624

ASSESSED VALUE312,041

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE261,319

TOTAL JUST VALUE443,665

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE427,403

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNSALE PRICE

1446/3028/27/2021LEUII14100

GRANTOR: CATO ROBERT H

GRANTEE: CATO ROBERT H

1074/25862/21/2006WDQV79,700

GRANTOR: NEVIN SUMMERS

GRANTEE: ROBERT AND SHERRY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W22 S10 E2 D4 R4 S3 E16 N17\$ S17 W16 N3 L4 U4 W2 N16 W27 S43 FGR= S24 E26 N24 W26\$ E26 S12 E10 FOP= S5 E14 N5 W2 N4 W10 S4 W2\$ E2 N4 E10 S4 E16 N49\$ PTR= N30 FCP= N30 W15 UDG= W30 S30 E30 N30\$ S30 E15\$ S30\$ PTR= N40 E60 UST= N12 W45 S12 E45\$ S40 W60\$.

REVIEW DATE12/06/2017BYBCTotal Acres: 5.01Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 07/23/2025 BY SYS