

RUN N ALONG W R/W 450.81 FT FOR
N 445.90 FT, W 1021.28 FT, S 445
19656 S US HWY 441
HIGH SPRINGS, FL 32643

2026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	02	WOOD FRAME 100
Frame	1.1	1.100
Stories	05	CONV 100
Architectural	0	100
Units	03	03 100
Condition Adj	01	01 100
Kitchen Adjus		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVN	ECON	FNCT	NORM	% COND
0100	01	2,831	122.5000	137.20	388,413	2001	2001	0	0	0	65.00

Heated Area: 2144

HX Base Yr 2016

COLUMBIA COUNTY PROPERTY

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VALUATION BY	Tax Dist:	STANDARD
Tax Group: 3		
BUILDING MARKET VALUE		252,468
TOTAL MARKET OB/XF VALUE		12,418
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		368,886
SCH/AGL Deduction		88,509
ASSESSED VALUE		280,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,655
TOTAL JUST VALUE		368,886
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		370,829
SALE: 1:1: 10.40 AC		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043184	Storage Building	55,000	11/16/2021
29174	MAINT/ALTR	130	02/11/2011
14659	SFR	355	10/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1287/1385	1/08/2015	WD	Q	I	01	235,000
GRANTOR: MELISSA D MOYE (WIDOW)						
GRANTEE: WILLIAM D WHITEHURS						
1054/2105	8/08/2005	WD	Q	I		400,000
GRANTOR: PONTIE						
GRANTEE: BILLY R & MELISSA D						

BUILDING NOTES

BAS= W32 FSP= N14 FGR= N30 PTO= N6 W21 S6 E21S W30 S30 E30S
W30 S14 E30S W30 S35 E17 N2 FOP= E15 N4 W15 S4S N4 E15 S9 E17
N2 E13 N36S.

BUILDING DIMENSIONS

L	OB/XF	N	DESCRIPTION	BUD CAP	L	W	UNITS	UT	AdR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180		EPIC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166		CONC, PAVMT	0	100	0	0	772.00	UT 1.50	1.50	100	2001	2001	3	100	1,158	
3	0294		SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2001	2001	3	100	500	
4	0294		SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	1,200	
5	0260		PAVEMENT-A	0	100	0	0	8,400.00	UT 1.00	1.00	90	2013	2013	3	90	7,560	



LAND DESCRIPTION

L	USE	CLS	LAND USE DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LAND UTS	UNIT D	DPTH	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSV
1	0100	C	SFR	100			0.00	0.00	1.00	AC	1.00	1.00	1.00	10,000.00	10,000.00	10,000						
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.40	AC	1.00	1.00	1.00	10,000.00	10,000.00	94,000						

TOTAL OB/XF

12,418