NE1/4 OF NE1/4 EX BEG INTERS OF
SEC & W R/W US-41 RUN S 210 FT,
176.92 FT, N 135 FT TO SEC LINE,

STEEDLEY QUENTIN R/STEEDLEY SAMANTHA C
22854 S US HIGHWAY 441
HIGH SPRINGS, FL 32643-1477

2025

21-7S-17-10032-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

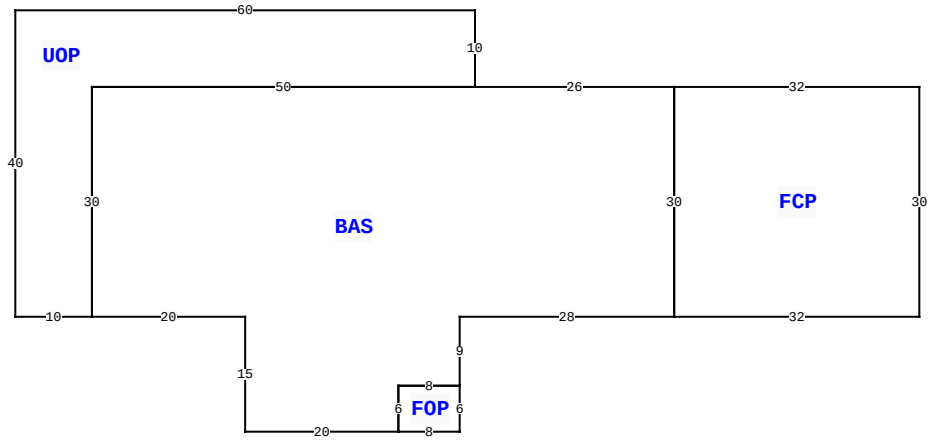
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100		2,652	238,095
FCP	960	25		240	21,547
FOP	48	35		17	1,526
UOP	900	25		225	20,200
TOTALS	4,560			3,134	281,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,134	113.7000	106.88	334,962	2016	2016	0	0	0	16.00	84.00

1 MANUF 1 – 0% - 0 Heated Area: 2652 HX Base Yr



22854 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,368
TOTAL MARKET OB/XF VALUE	41,120
TOTAL LAND VALUE - MARKET	254,025
TOTAL MARKET VALUE	576,513
SOH/AGL Deduction	31,172
ASSESSED VALUE	545,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,341
TOTAL JUST VALUE	576,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051970	Swimming Pool and	87,500	01/03/2025
000050563	New Residential C	500,000	08/15/2024
33997	M H	590	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/0910	2/04/2016	WD	Q	V	03	186,000
GRANTOR: HAROLD W WHITTEN & MA						
GRANTEE: QUENTIN R & SAMANTH						
1152/2003	6/18/2008	QC	Q	V	01	100
GRANTOR: STEVEN W & BRENDA J S						
GRANTEE: HAROLD W WHITTEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N10 W60 S40 E10 N30 E50$ W50 S30 E20 S15 E20
FOP= E8 N6 W8 S6$ N6 E8 N9 E28 FCP= E32 N30 W32 S30$ N30$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0210	GARAGE U	0	0	30	44	1,320.00	UT	16.00	16.00	100	2017	2017	3	100	21,120	
7	0040	BARN,POLE	0	0	70	44	3,080.00	UT	5.00	5.00	100	2017	2017	3	100	15,400	

LAND DESCRIPTION

TOTAL OB/XF 41,120

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	32.87	AC		1.00	1.00	1.00	7,500.00	7,500.00	246,525							
2	0200	C	MBL HM	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 12/15/2017 BY DF Total Acres: 32.87 Total Land Value: 254,025 Market: 0 Agricultural: 0 Common: 254,025 PRINTED 06/18/2025 BY SYS