

THOMAS MATTHEW JUSTIN
20069 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

03-7S-17-09876-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	31	VINYL SID	100		0201	02	840	113.5000	106.69	89,620	2010	2010	0	0	0	35.00	65.00	VALUATION BY											
Exterior Wall	00	N/A	0		1 MANUF 1 0% - 2022										Heated Area: 840 HX Base Yr														
RooF Structur	03	GABLE/HIP	100		BAS																								
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floo	08	SHT VINYL	50																										
Interior Floo	14	CARPET	50																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms		3	100																										
Bathrooms		2	100																										
Frame	01	NONE	100																										
Stories	1.	1.	100																										
Units		0	100																										
Condition Adj	03	03	100																										
Kitchen Adjus	01	01	100																										
Quality		05	05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA	02																									
NEIGHBORHOOD/LOC		3717.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	840	100		840	58,253																								
TOTALS					840			840	58,253																				
EXTRA FEATURES					509 SE WORKER BEE GLN, HIGH SPRINGS																								
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	0030	BARN, MT	0	0	0	0	1.00	UT	42,500.00	42,500.00	100	2022	2021	100		42,500													
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021	100		200													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,800.00	3,800.00	100	2024	2023	100		3,800													
LAND DESCRIPTION										TOTAL OB/XF										53,500									
L N	USE CODE	CLS	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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
2	5500	A	TIMBER 2	0					28.20	AC		1.00	1.00	1.00	445.00	445.00	12,549												
3	9910	M	MKT.VAL.AG	0					29.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	146,000												
REVIEW DATE		08/25/2023		BY	JB		Total Acres: 29.20		Total Land Value: 17,549		Market: 146,000		Agricultural: 12,549		Common: 5,000		PRINTED 11/17/2025 BY SYS												