

COMM AT NE COR OF SEC, RUN S 93.
OF US HWY 41 S ALONG R/W 534.18
S ALONG R/W CURVE 99.87 CONT S 8

MCKNIGHT LINDSEY NICOLE
19902 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2025

04-7S-17-09886-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100

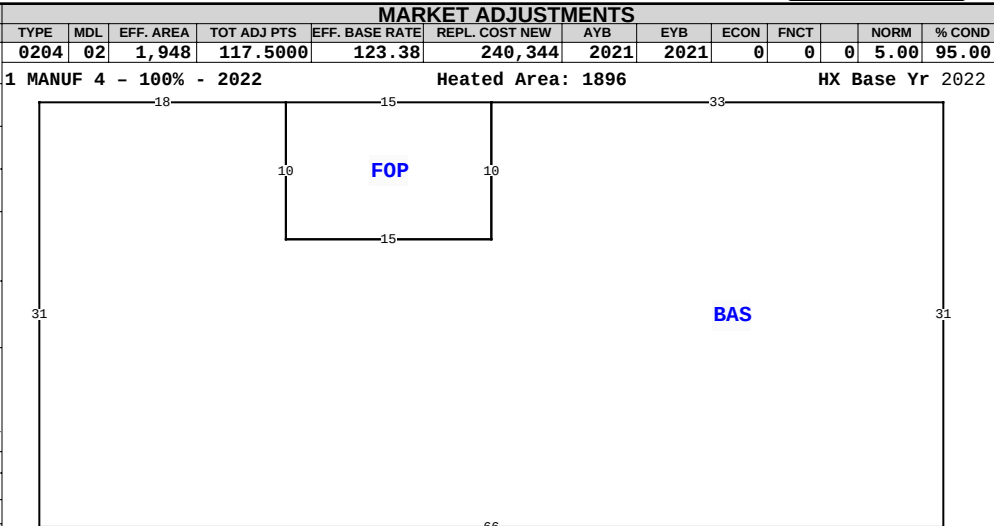
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	222,232
FOP	150	35		52	6,095
TOTALS	2,046			1,948	228,327

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	3,600.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.13

REVIEW DATE 01/29/2025 BY JS



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

19902 S US HIGHWAY 441 , HIGH SPRINGS, FL 32643 04/07/2025 MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	

TOTAL OB/XF										10,600		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
A-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	15,000.00	15,000.00		

Total Acres: 2.13 Total Land Value: 31,950 Market: 0 Agricultural: 0 Common: 31,950

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	228,327		
TOTAL MARKET OB/XF VALUE	10,600		
TOTAL LAND VALUE - MARKET	31,950		
TOTAL MARKET VALUE	270,877		
SOH/AGL Deduction	60,087		
ASSESSED VALUE	210,790		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	160,068		
TOTAL JUST VALUE	270,877		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	252,169		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051916	Roof Replacement	15,000	12/22/2024
000046326	Storage Building	9,000	01/20/2023
40785	M H	0	10/23/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1406/0400	2/21/2020	WD	U	V	11
GRANTOR: LAURA JEAN HOLLINGSWO					
GRANTEE: LINDSEY NICOLE MCKN					
1403/0624	1/13/2020	WD	U	V	11
GRANTOR: LAURA JEAN HOLLINGSWO					
GRANTEE: LINDSEY NICOLE MCKN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W33 FOP= W15 S10 E15 N10\$ S10 W15 N10 W18 S31 E66 N31\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/01/2025 BY SYS