COMM AT NE COR OF SEC, RUN S 93.
OF US HWY 41 S ALONG R/W 534.18
R/W CURVE 99.87, S 84.44 FT TO P

STEPHENS WHITNEY
20010 SW HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

04-7S-17-09886-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

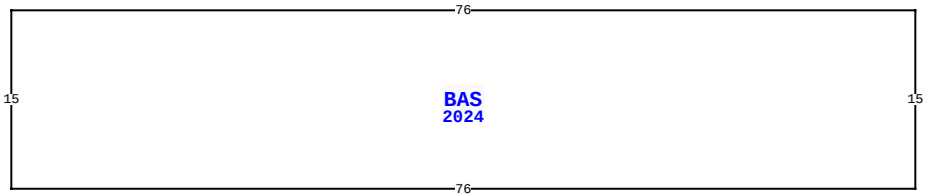
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	130,982
TOTALS	1,140			1,140	130,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	115.0000	118.45	135,033	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2024 Heated Area: 1140 HX Base Yr



19910 S US HIGHWAY 441, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,982
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	31,800
TOTAL MARKET VALUE	167,182
SOH/AGL Deduction	0
ASSESSED VALUE	167,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,182
TOTAL JUST VALUE	167,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046840	Mobile Home		03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/990	2/27/2023	WD	U	V	11	100
GRANTOR: HOLLINGWORTH LAURA JE						
GRANTEE: STEPHENS WHITNEY						
1483/1279	1/26/2023	WD	U	V	11	100
GRANTOR: HOLLINGSWORTH LAURA J						
GRANTEE: STEPHENS WHITNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,9] E76 S15 W76 N15 $
.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	0200	C	MBL HM	0					2.12	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,800							

REVIEW DATE 04/12/2023 BY JB Total Acres: 2.12 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 11/19/2025 BY SYS