

COMM SW COR OF SE1/4 OF SE1/4, R
TO W R/W US-441, N 1127.15 FT FO
152.85 FT, W 570 FT, S 152.85 FT

SUMMERSON CARL C
20490 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2025

04-7S-17-09894-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

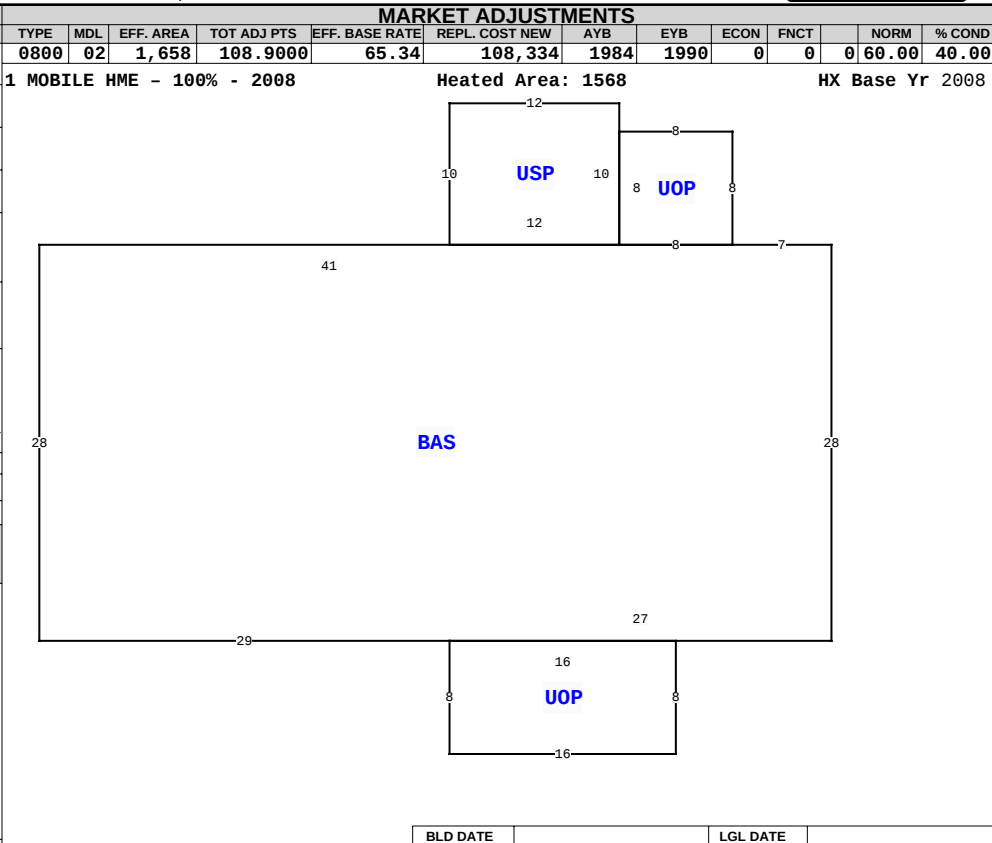
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	40,981
UOP	64	25		16	418
UOP	128	25		32	836
USP	120	35		42	1,098
TOTALS	1,880			1,658	43,334

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC	

REVIEW DATE 11/07/2017 BY BC



20490 S US HIGHWAY 441 , HIGH SPRINGS	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,750											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,334	
TOTAL MARKET OB/XF VALUE		8,750	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		80,084	
SOH/AGL Deduction		39,523	
ASSESSED VALUE		40,561	
TOTAL EXEMPTION VALUE		HX HB SX WR 40,561	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		80,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042909	Roof Replacement	12,322	10/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1075/2719	2/28/2006	WD	Q	I		80,000	
GRANTOR: ROSE LEHMAN & CINDY M							
GRANTEE: CARL C & PATRICIA S							
0796/1236	9/29/1994	WD	Q	I		43,000	
GRANTOR: PEGGY FIVENSON & INEZ							
GRANTEE: DAVID G & PAULENE M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W7 UOP= N8 W8 S8 E8 \$ W8USP= N10 W12 S10 E12\$ W41 S28E29 UOP= S8 E16 N8 W16\$ E27 N28\$.											