COMM SW COR OF E1/2 OF SE1/4, RU
FOR POB, CONT N 411.65 FT, E 126
R/W OF U S HWY 41, S ALONG R/W 4

BAAD ROBERT/BAAD SHIRLEY
21298 S US HWY 441
HIGH SPRINGS, FL 32643

2026

09-7S-17-09968-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

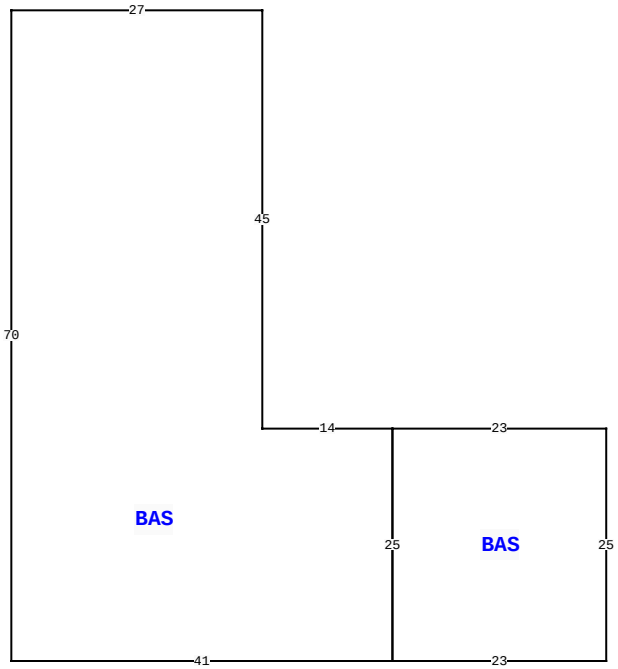
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	64,877
BAS	2,240	100		2,240	252,740
TOTALS	2,815			2,815	317,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,815	134.3188	150.44	423,489	1992	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 2815 HX Base Yr 2023



21298 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,617
TOTAL MARKET OB/XF VALUE		15,240
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		467,857
SOH/AGL Deduction		403,711
ASSESSED VALUE		64,146
TOTAL EXEMPTION VALUE	HX HB	39,146
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		467,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052279	Roof Replacement	18,700	02/10/2025
000042077	Electrical Servic	0	06/04/2021
6950	PUMP/UTPOL	25	03/16/1993
6918	M H	60	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/1517	5/14/2024	LE	U	I	14	100
GRANTOR: BAAD ROBERT						
GRANTEE: BAAD ROBERT (ENH LE						
1468/985	6/06/2022	WD	Q	I	01	475,000
GRANTOR: ALBURY PATRICIA A						
GRANTEE: BAAD ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N45 W27 S70 E41 BAS= E23 N25 W23 S25$ N25$.

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	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	0	0	3	100	800	
2	0040	BARN,POLE	0	100	20	40	800.00	UT	2.50	2.50	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	7.50	7.50	100	0	0	3	100	1,500	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,240	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 15,240

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	0100	C	SFR	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.25	9,000.00	11,250.00	135,000							

REVIEW DATE 10/14/2021 BY JB Total Acres: 12.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 11/18/2025 BY SYS