

COMM SW COR OF E1/2 OF SE1/4, RU
CR-778,30 FT N 993.06 FT FOR POB
FT, RUN E 1240.71 FT TO W R/W US

MINK CAROL J
21458 S US HWY 441
HIGH SPRINGS, FL 32643-9338

2026

09-7S-17-09968-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		02
NEIGHBORHOOD/LOC	9717.00	1.00/

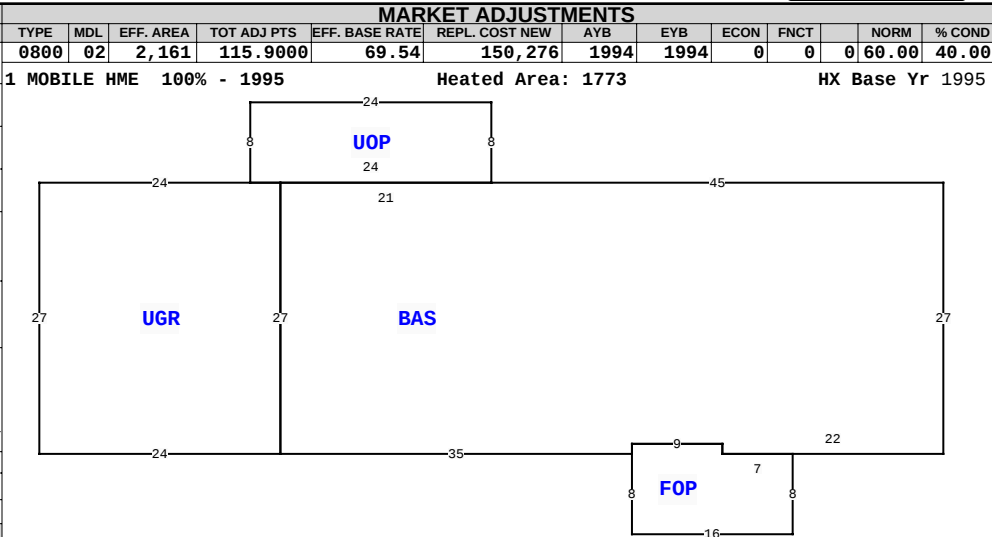
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	49,318
FOP	137	35		48	1,335
UGR	648	45		292	8,122
UOP	192	25		48	1,335

TOTALS	2,750			2,161	60,110
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		960.00	UT 1.50
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
5	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00
6	0060	CARPORT F	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	12.00

REVIEW DATE	11/17/2017	BY	BC
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21458 S US HIGHWAY 441 , HIGH SPRINGS	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0		960.00	UT 1.50	100	0	0	3	100	1,440	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	400	
5	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	300	
6	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF										11,540						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0102	C	SFR/MH	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00

Total Acres: 12.00	Total Land Value: 108,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		60,110			
TOTAL MARKET OB/XF VALUE		11,540			
TOTAL LAND VALUE - MARKET		108,000			
TOTAL MARKET VALUE		179,650			
SOH/AGL Deduction		89,921			
ASSESSED VALUE		89,729			
TOTAL EXEMPTION VALUE		55,722		HX HB WX	
BASE TAXABLE VALUE		34,007			
TOTAL JUST VALUE		179,650			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		179,650			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/1728	6/12/2002	WD	Q	I	01	100
GRANTOR: LAURENCE MINK						
GRANTEE: CAROL MINK						
0785/1947	1/31/1994	WD	Q	V		36,000
GRANTOR: EUGENE SHAW						
GRANTEE: LAWRENCE W MINK						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W45 UOP= N8 W24 S8 E24\$W21 UGR= W24 S27 E24 N27\$ S27E35 FOP= S8 E16 N8 W7 N1 W9 S1\$ N1 E9 S1 E22 N27\$.									