

BAAD FROSTALYN G/BAAD SHIRLEY M
21302 S US HWY 441
HIGH SPRINGS, FL 32643

09-7S-17-09968-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		15	CONC BLOCK 100				0100	01	1,403	94.8000	106.18	148,971	2006	2006	0	0	0	23.75	76.25	STANDARD																				
Roof Structure		03	GABLE/HIP 100				1 SINGLE FAM 100% - 2020														Heated Area: 1386 HX Base Yr 2020																			
Roof Cover		14	PREFIN MT 100				42 33 33 14 14 6 6 42 BAS UOP														BUILDING MARKET VALUE										113,590									
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										13,296									
Interior Floor		14	CARPET 50																		TOTAL LAND VALUE - MARKET										108,090									
Interior Floor		15	HARDTILE 50																		TOTAL MARKET VALUE										139,056									
Air Condition		03	CENTRAL 100																		SOH/AGL Deduction										33,116									
Heating Type		04	AIR DUCTED 100																		ASSESSED VALUE										105,940									
Bedrooms			1 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			1 100																		BASE TAXABLE VALUE										55,218									
Frame		01	NONE 100																		TOTAL JUST VALUE										234,976									
Stories		1.	1. 100																		NCON VALUE										0									
Architectural Units		05	CONV 100 0 100				INCOME VALUE																																	
Condition Adj		01	01 100				PREVIOUS YEAR MKT VALUE										236,839																							
Kitchen Adjus		01	01 100																																					
Quality		05	05																																					
DOR CODE		5000 IMPROVED AG																																						
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	1,386	100		1,386	112,213																																			
UOP	84	20		17	1,376																																			
TOTALS		1,470			1,403	113,590																																		
EXTRA FEATURES						21302 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	0040	BARN, POLE	0 100	38	92	3,496.00	UT	3.00	3.00	100	2006	2006	3	100	10,488																									
2	0327	STABLES-SM	0 100	18	52	936.00	UT	3.00	3.00	100	2006	2006	3	100	2,808																									
LAND DESCRIPTION						TOTAL OB/XF														13,296																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090																							
2	6200	A	PASTURE 3	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080																							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000																							