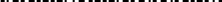
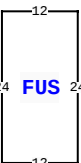


BANNER KATHRYN/JEFFERS MARVIN OSBON
21455 S US HWY 441
HIGH SPRINGS, FL 32643

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	32	HARDIE BRD 100								0100	01	3,252	123.5586	138.39	450,044	2018	2018	0	0	7.00	93.00	VALUATION BY STANDARD																	
Roof Structur	08	IRREGULAR 100								2 SINGLE FAM 100% - 1997										Heated Area: 2786										HX Base Yr 1997									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE 418,541									
Interior Floo	13	LAM/VNLPLK 80																												TOTAL MARKET OB/XF VALUE 7,116									
Interior Floo	14	CARPET 20																												TOTAL LAND VALUE - MARKET 40,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE 465,657									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction 136,338																			
Bedrooms		4 100																		ASSESSED VALUE 329,319																			
Bathrooms		4 100																		TOTAL EXEMPTION VALUE HX HB 50,722																			
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE 278,597																			
Stories	1.	1. 100																		TOTAL JUST VALUE 465,657																			
Architectual	05	CONV 100																		NCON VALUE 0																			
Units		0 100																		INCOME VALUE																			
Condition Adj	03	03 100																		PREVIOUS YEAR MKT VALUE 470,157																			
Kitchen Adjus	01	01 100																		SALE:2:1: SOLD FROM DEVELOPER WITH FINANCING																			
Quality 07 07																										XFOB:1:1: 1994 BRENTWOOD MH ORB 789-396 (NOTE)													
DOR CODE 0100 SINGLE FAMILY																										SALE:1:1: LOT 3 DOGWOOD ACRES SEND INQUIRY													
MAP NUM MKT AREA 02																										BLDG:1:1: BRENTWOOD MH													
NEIGHBORHOOD/LOC 10717.040 1.00/																										PERMIT NUM DESCRIPTION AMT ISSUED													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,498	100		2,498	321,499																																		
FGR	528	55		290	37,324																																		
FOP	192	30		58	7,465																																		
FOP	330	30		99	12,742																																		
FUS	288	100		288	37,066																																		
PTO	378	5		19	2,445																																		
TOTALS 4,214 3,252 418,541																										BLD DATE 05/15/2024 MLU													
EXTRA FEATURES 21455 S US HIGHWAY 441 , HIGH SPRINGS																										LGL 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	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800																								
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200																								
3	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																								
4	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800																								
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																								
6	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200																								
7	0166	CONC, PAVMT	0 100	0	0	529.00	UT	2.00	2.00	100	2018	2018	3	100	1,058																								
8	0166	CONC, PAVMT	0 100	0	0	529.00	UT	2.00	2.00	100	2018	2018	3	100	1,058																								
LAND DESCRIPTION TOTAL OB/XF 7,116																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																						
REVIEW DATE 01/30/2019 BY JH Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/21/2025 BY SYS																																							