LOT 4 DOGWOOD ACRES S/D.
780-1869, 836-729, 917-251, PB 1

WHEELER JOSEPH K
21439 S US HWY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

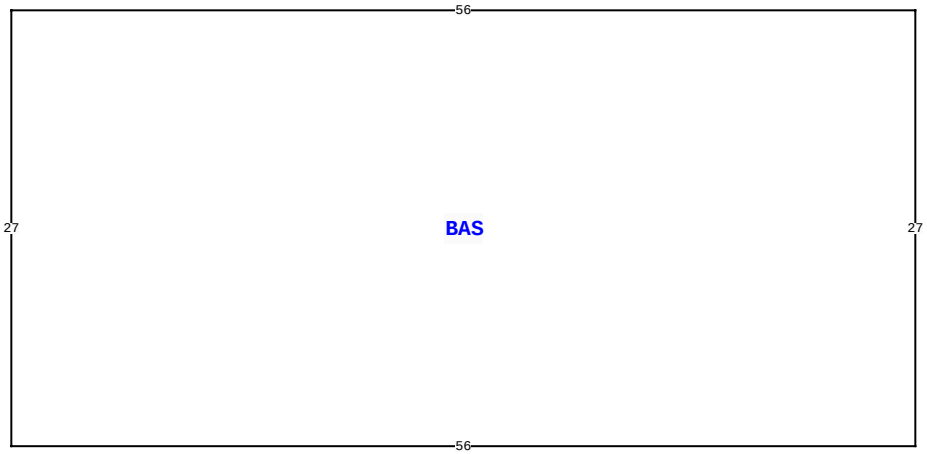
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,114
TOTALS	1,512			1,512	89,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	114.0000	107.16	162,026	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1512 HX Base Yr 2010



21439 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,114
TOTAL MARKET OB/XF VALUE		10,780
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		139,894
SOH/AGL Deduction		63,416
ASSESSED VALUE		76,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,756
TOTAL JUST VALUE		139,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053098	Storage Building	22,648	05/13/2025
20309	M H	125	01/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/2364	5/13/2008	WD	Q	I		122,000
GRANTOR: BRENDA WHITLEY HANN						
GRANTEE: JOSEPH K WHEELER						
1142/1523	2/08/2008	PR	Q	I	03	0
GRANTOR: CHARLES MCGILL ESTATE						
GRANTEE: BRENDA WHITLEY HANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0040	BARN,POLE	0	100	12	80	960.00	UT	3.00	3.00	100	2003	2003	3	100	2,880	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,780

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	0200	C	MBL HM	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 12/05/2017 BY BC Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/21/2025 BY SYS