COMM 802.89 FT N OF SW COR OF SW
E 100.02 FT TO E R/W US-41, RUN
FOR POB, CONT S ON R/W 72 FT, E

SMITH THEODORE
7377 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

10-7S-17-09979-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

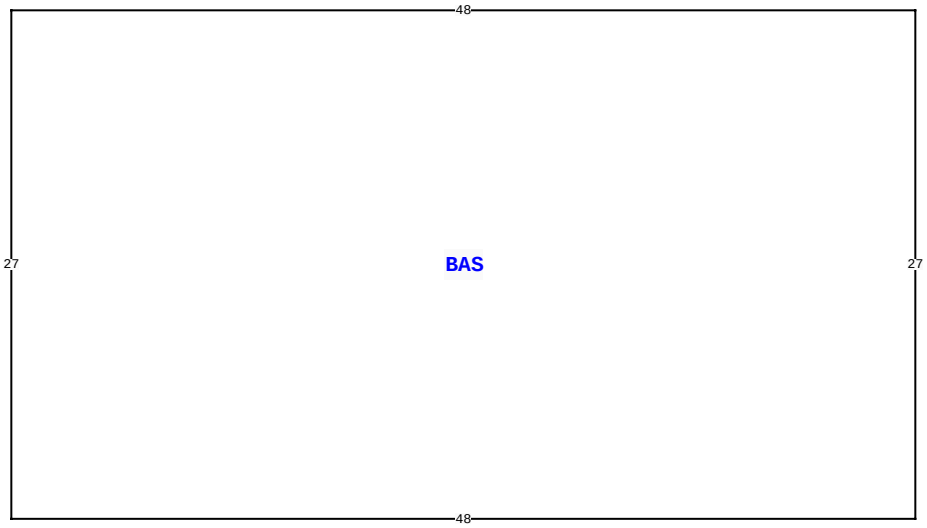
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,428
TOTALS	1,296			1,296	35,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	113.9000	68.34	88,569	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



21611 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,428
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	57,228
SOH/AGL Deduction	0
ASSESSED VALUE	57,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,228
TOTAL JUST VALUE	57,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,228

PRMT:1:1: THOMAS/WILSON
XFOB:1:1: CONCORD MH
BLDG:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15073	M H	125	02/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1667	2/20/2015	WD	U	I	12	29,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: THEODORE SMITH						
1282/1054	9/17/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SUSIE						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/05/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/21/2025 BY SYS