

LOT 32 HAPPY VALLEY S/D.
761-503, 796-1899, 810-463, 853-

NISWONGER JEANNE NICOLE
22353 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09986-033



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Stories	1.	1. 100
Architectural Units	01	CONV 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		15717.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	1,056	100	
UOP	48	25	
UOP	388	25	
TOTALS	1,612		
		1,285	100,422

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0210	GARAGE U	0	100	30	22	1.00	UT	9,000.00	9,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,285	127.9000	120.23	154,496	1985	2010	0	0	0	35.00	65.00	
1 MANUF 1 100% - 2022 Heated Area: 1176 HX Base Yr 2022													
22353 S US HIGHWAY 441 , HIGH SPRINGS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/21/2022 MLU													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,422	
TOTAL MARKET OB/XF VALUE		19,300	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		135,722	
SOH/AGL Deduction		55,998	
ASSESSED VALUE		79,724	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		29,002	
TOTAL JUST VALUE		135,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,357	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1448/290	9/23/2021	WD	Q	I	01	135,000	
GRANTOR: RICHMOND SANDRA L KAL							
GRANTEE: NISWONGER JEANNE NI							
1437/1237	5/11/2021	QC	U	I	11	100	
GRANTOR: KALILICH-RICHMOND SAN							
GRANTEE: KALILICH-RICHMOND S							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W27 UOP= N10 E8 N12 W2 N8 W10 S8 W6 S6 W7 S6 BAS= S10 E12 N10 W12\$ E12 S10 E5\$ W17 S24 E23 UOP= S6 E8 N6 W8\$E21 N24\$.											