COMM NW COR OF SEC, E 100 FT TO S 192.10 FT FOR POB, CONT S 172. FT, N 172.10 FT, W 1033 FT TO PO

BUSSEY DONALD RAY/BUSSEY SHARON LOUANNE
P O BOX 246
HIGH SPRINGS, FL 32643-0246

2026

15-7S-17-09990-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

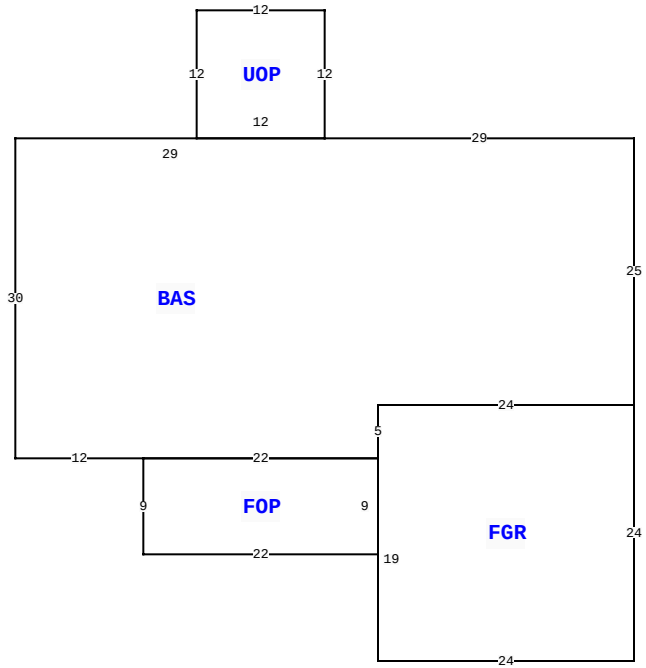
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	124,359
FGR	576	55		317	24,335
FOP	198	30		59	4,529
UOP	144	20		29	2,226
TOTALS	2,538			2,025	155,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	105.4480	118.10	239,152	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1620 HX Base Yr



21791 S US HIGHWAY 441 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,449
TOTAL MARKET OB/XF VALUE		16,136
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		212,385
SOH/AGL Deduction		88,306
ASSESSED VALUE		124,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,357
TOTAL JUST VALUE		212,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0588/0017	3/01/1986	WD	Q	V	01	7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N12 W12 S12 E12$ W29 S30 E12 FOP= S9 E22N9 W22$ E22 FGR= S19 E24 N24 W24 S5$ N5 E24 N25$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,136

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	0100	C	SFR	100		A-1	0.00	0.00	4.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,800							

REVIEW DATE 12/11/2017 BY BC Total Acres: 4.08 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 11/17/2025 BY SYS