COMM SW COR OF NW1/4 OF NW1/4, N (239.25 FT) FOR POB, E 19.3 CHAI N 3.625 CHAINS (239.25 FT), W 19

RIVERS PENNY GENE/RIVERS STERLING PAGE
21885 S US HWY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09991-000

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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 02

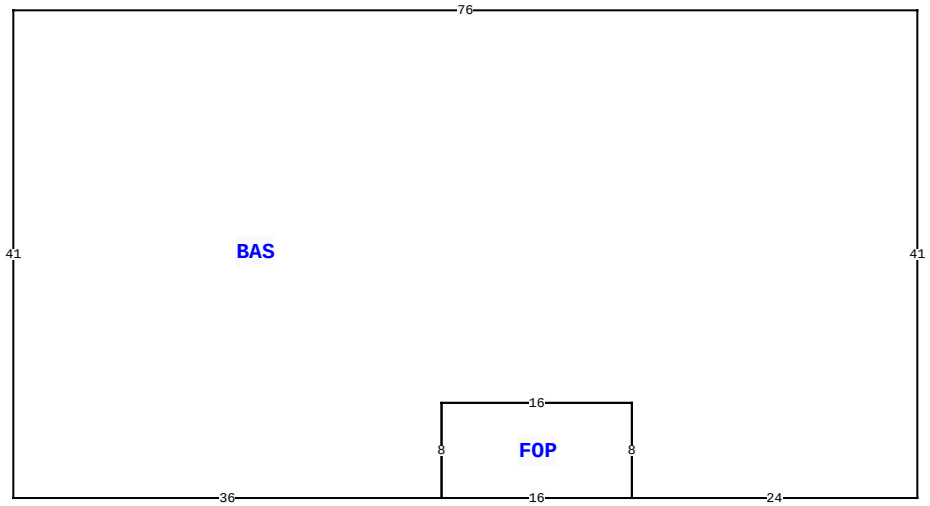
NEIGHBORHOOD/LOC 15717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100		2,988	172,389
FOP	128	30		38	2,192
TOTALS	3,116			3,026	174,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,026	102.8000	94.58	286,199	2009	2009	0	0	0	39.00	61.00

1 MODULAR 1 0% - 0 Heated Area: 2988 HX Base Yr



21885 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	174,581
TOTAL MARKET OB/XF VALUE	37,722
TOTAL LAND VALUE - MARKET	64,500
TOTAL MARKET VALUE	276,803
SOH/AGL Deduction	0
ASSESSED VALUE	276,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,803
TOTAL JUST VALUE	276,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27594	SFR	425	01/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1194/0806	5/11/2010	QC	U	I	11	100
GRANTOR: PALM HARBOR HOMES						
GRANTEE: PENNY GENE & ETAL						
1192/2721	4/15/2010	WD	U	I	16	208,600
GRANTOR: PENNY GENE RIVERS ETA						
GRANTEE: PENNY GENE & STERLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S41 E36 FOP= E16 N8 W16 S8$ N8 E16 S8 E24 N41$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2013	2013	3	74	26,522	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 37,722

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	6.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,500							

REVIEW DATE 12/11/2017 BY BC Total Acres: 6.45 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 11/17/2025 BY SYS