

RIVERS MICHAEL TAYLOR/RIVERS THORA S
21835 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

15-7S-17-09991-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall0815 CONC BLOCK 90
Exterior Wall08WD OR PLY 10

RooF Structur03 GABLE/HIP 100
RooF Cover03 COMP SHNGL 100

Interior Wall05 DRYWALL 100

Interior Floo06 VINYL ASB 90

Interior Floo14 CARPET 10

Air Condition03 CENTRAL 100

Heating Type04 AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories01 NONE 100
Architectual1. 1. 100

Units05 CONV 100

Condition Adj03 03 100

Kitchen Adjus01 01 100

Quality05 05

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC15717.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS56010056041,369

BAS1,7361001,736128,242

FOP11930362,659

FOP28030846,206

UDU6455352,586

UDU12055664,876

TOTALS2,8792,517185,937

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,517101.4720113.65286,057198619860035.0065.00

1 SINGLE FAM 100% - 2023Heated Area: 2296HX Base Yr 2023

Basement diagram showing dimensions and area calculations.

UDU dimensions: 8x8

FOP dimensions: 14x14

UDU dimensions: 12x12

FOP dimensions: 17x17

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE185,937

TOTAL MARKET OB/XF VALUE3,500

TOTAL LAND VALUE - MARKET64,500

TOTAL MARKET VALUE200,963

SOH/AGL Deduction12,360

ASSESSED VALUE188,603

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE137,881

TOTAL JUST VALUE253,937

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE253,937

SALE:1:1: DOT CHECKED - PAID TOO MUCH - SEE CARD

Sales Data Summary

OFF RECORD NumberDATETYPEINSTQ / V I RSN CD SALE PRICE

1478/240311/01/2022WD U I 11100

GRANTOR: RIVERS PENNY GENE

GRANTEE: RIVERS MICHAEL TAYL

1192/27214/15/2010WD U I 16208,600

GRANTOR: PENNY GENE RIVERS ETA

GRANTEE: PENNY GENE & STERLI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N14 W20 S14 E20\$ W60 BAS= W20 S28 E20 N28\$ S28 E42 FOP= S7 E17 N7 W17\$ E20 N28\$ PTR= N30 UDU= N8 W8 S8 E8\$ S30\$ PTR= E40 UDU= E12 N10 W12 S10\$ W40\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0180FPCL 1STRY0 1000 01.00UT2,000.002,000.001000031002,000

2 0030BARN,MTO 1000 01.00UT0.000.00100003100500

3 0040BARN,POLEO 1000 01.00UT0.000.001001993199331001,000

TOTALS2,8792,517185,937

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 0100CSFR100A-10.000.001.00AC1.001.001.0010,000.0010,000.0010,000

2 9910MMKT.VAL.AG000.000.005.45AC1.001.001.0010,000.0010,000.0054,500

3 6200APASTURE 3000.000.005.45AC1.001.001.00280.00280.001,526

REVIEW DATE12/11/2017BYBCTotal Acres: 6.45Total Land Value: 11,526Market: 54,500Agricultural: 1,526Common: 10,000PRINTED 11/17/2025 BY SYS