COMM SW COR OF NW1/4 OF NW1/4, N FT) FOR POB, E 19.3 CHAINS (1273 CHAINS (239.25 FT), W 19.3 CHAIN

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

2026

15-7S-17-09991-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

21837 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	64,500
TOTAL MARKET VALUE	24,806
SOH/AGL Deduction	0
ASSESSED VALUE	24,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,806
TOTAL JUST VALUE	87,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,500

LAND:1:1: JOINS 09991-001

SALE:1:1: 6.45 ACRES ADJACENT LANDOWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32036	M H	450	06/13/2014
11427	ADDN SFR	110	07/18/1996
9132	PUMP/UTPOL	30	12/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/2721	4/15/2010	WD	U	I	16	208,600
GRANTOR: PENNY GENE RIVERS ETA						
GRANTEE: PENNY GENE & STERLI						
1009/2133	3/15/2004	WD	Q	I	03	325,000
GRANTOR: GREG MONTGOMERY						
GRANTEE: RIVERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	20,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 23,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	280.00	280.00	1,806							
2	9910	M	MKT.VAL.AG	0		00	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: 1,806 Market: 64,500 Agricultural: 1,806 Common: 0 PRINTED 11/17/2025 BY SYS