S1/2 OF N1/2 OF SW1/4, EX COMM S OF SW1/4, E 100 FT FOR POB, N 37 FT, S 20 FT, E 302.82 FT, S 351.

WALDEN JERRICA/WALDEN MATTHEW
22403 US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09995-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

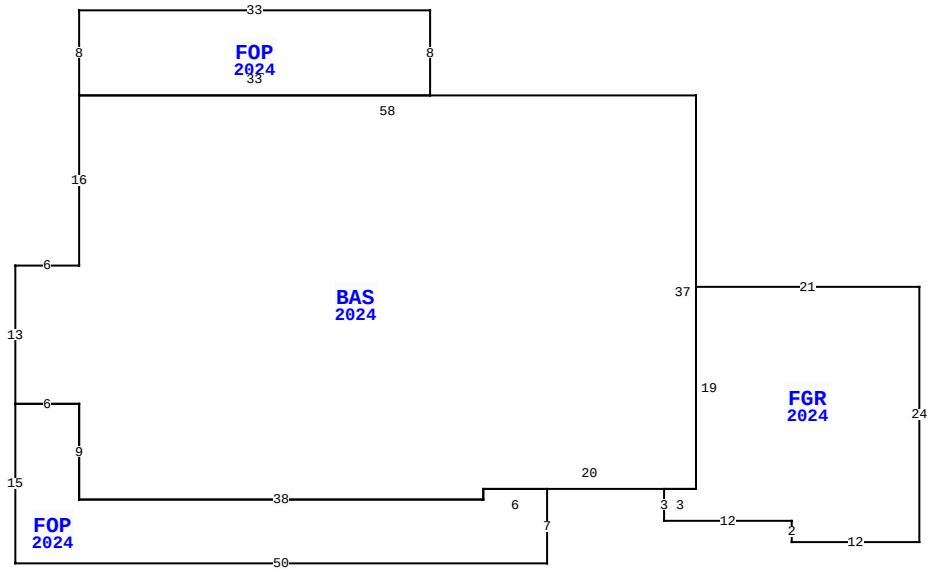
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,262	100	2024	2,262	293,809
FGR	495	55	2024	272	35,330
FOP	264	30	2024	79	10,262
FOP	360	30	2024	108	14,028
TOTALS	3,381			2,721	353,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	118.3350	132.54	360,641	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2262 HX Base Yr 2024



22403 S US HIGHWAY 441, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,428
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		365,222
SOH/AGL Deduction		31,040
ASSESSED VALUE		334,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,460
TOTAL JUST VALUE		464,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046320	New Residential C	200,000	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/642	4/01/2020	WD	U	I	30	122,400

GRANTOR: SCOTT HARRY A

GRANTEE: WALDEN JERRICA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-20,0] W58 S16 W6 S13 E6 S9 E38 N1 E20 N37 $
FGR=[YR=2024;ORIG=1,18] W21 S19 W3 S3 E12 S2 E12 N24 $
FOP=[YR=2024;ORIG=-34,37] W6 S1 W38 N9 W6 S15 E50 N7 $
FOP=[YR=2024;ORIG=-78,-8] E33 S8 W33 N8 $
.

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	0166	CONC,PAVMT	0	100	0	0	300.00	UT	3.00	3.00	100	2024	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 900

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	281.00	281.00	3,794							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	280.00	280.00	2,100							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	105,000							
4	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 22.00 Total Land Value: 10,894 Market: 105,000 Agricultural: 5,894 Common: 5,000 PRINTED 11/18/2025 BY SYS