COMM INTERS OF N LINE OF SW1/4 O
OF RD, S 960 FT FOR POB, E 200 F
309.54 FT, S 470.7 FT TO S LINE

MINK LAURENCE M/MINK KIMBERLY
22185 S HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09995-004

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		2 100
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

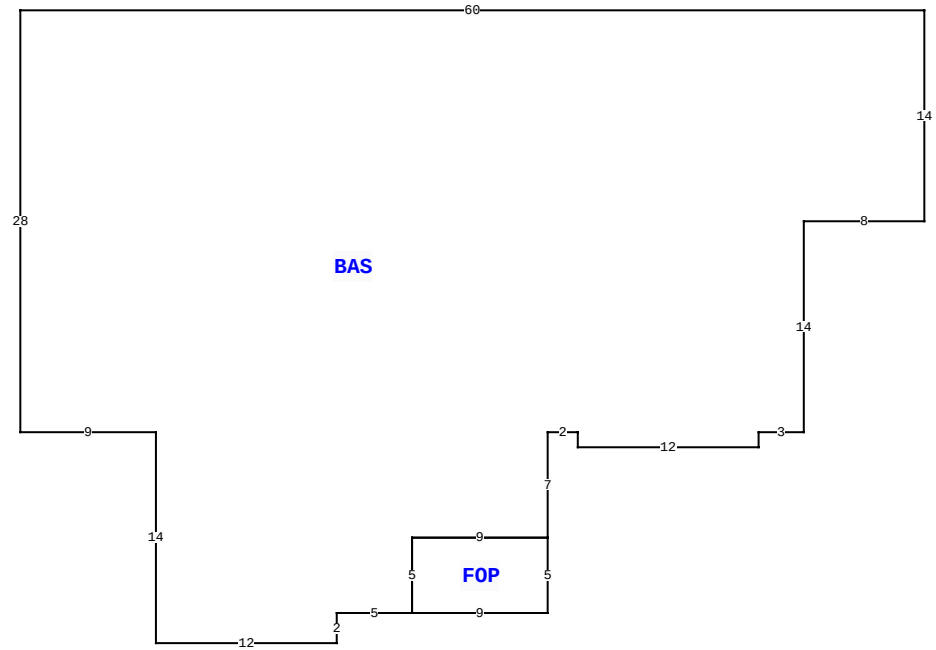
NEIGHBORHOOD/LOC 15717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100		1,871	100,168
FOP	45	30		14	750
TOTALS	1,916			1,885	100,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,885	105.8000	97.34	183,486	2007	2007	0	0	0	45.00	55.00

2 MODULAR 1 100% - 2008 Heated Area: 1871 HX Base Yr 2008



22185 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,917
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		37,240
TOTAL MARKET VALUE		138,857
SOH/AGL Deduction		24,740
ASSESSED VALUE		114,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,395
TOTAL JUST VALUE		138,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053608	Roof Replacement	13,000	07/17/2025
26138	SFR	275	08/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/2196	8/08/2007	WD	Q	I	04	100
GRANTOR: CAROL MINK						
GRANTEE: LAURENCE & KIMBERLY						
0955/1730	6/12/2002	QC	Q	I	01	100
GRANTOR: LAURENCE MINK						
GRANTEE: CAROL MINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E9 S14E12 N2 E5 FOP= E9 N5 W9 S5$ N5 E9 N7 E2 S1 E12 N1 E3 N14 E8 N14$.

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	0031	BARN,MT AE	0	100	24	23	1.00	UT	0.00	0.00	100	0	0	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.66	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,240							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 2.66 Total Land Value: 37,240 Market: 0 Agricultural: 0 Common: 37,240 PRINTED 11/18/2025 BY SYS