SE1/4 OF SE1/4 & 4 AC IN SE COR
SE1/4 BEING 96 YDS N & S BY 204
EX 12.17 AC DESC ORB 827-1520 &

DUBOSE TRUDIE R
22432 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

16-7S-17-10005-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

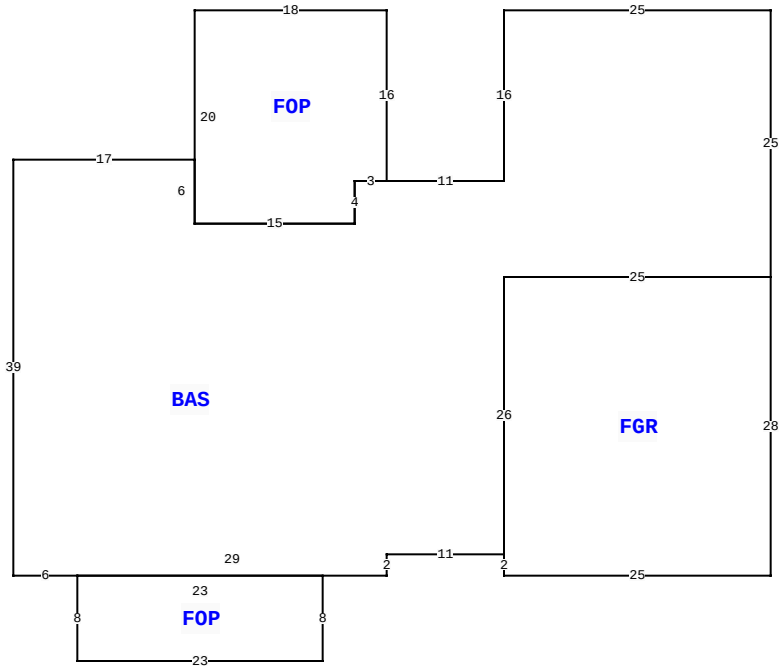
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100		2,279	245,951
FGR	700	55		385	41,550
FOP	184	30		55	5,936
FOP	348	30		104	11,223
TOTALS	3,511			2,823	304,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	123.5388	138.36	390,590	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2279 HX Base Yr 2004



22432 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		304,660
TOTAL MARKET OB/XF VALUE		6,436
TOTAL LAND VALUE - MARKET		147,510
TOTAL MARKET VALUE		328,086
SOH/AGL Deduction		99,036
ASSESSED VALUE		229,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,328
TOTAL JUST VALUE		458,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053506	Generator		07/02/2025
18780	SFR	388	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0789/1990	5/02/1994	WD	Q	I		70,000

GRANTOR: DAVIS-SANDEFUR

GRANTEE: KENNETH & TRUDIE DU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S16 W11 FOP= N16 W18 S20 E15 N4 E3$ W3 S4 W15 N6 W17 S39 E6 FOP= S8 E23 N8 W23$ E29 N2 E11 FGR= S2 E25 N28 W25 S26$ N26 E25 N25 $.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,243.00	UT	2.00	2.00	100	2003	2003	3	100	4,486	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 6,436

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.82	AC		1.00	1.00	1.00	445.00	445.00	11,490							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.82	AC		1.00	1.00	1.00	5,500.00	5,500.00	142,010							

REVIEW DATE 12/06/2017 BY BC Total Acres: 26.82 Total Land Value: 16,990 Market: 142,010 Agricultural: 11,490 Common: 5,500 PRINTED 11/19/2025 BY SYS