

COMM SE COR, RUN W 50 FT TO W
R/W US-441 FOR POB, CONT W
749.87 FT, N 419.02 FT, E

SCUDDER STEVEN W/SCUDDER BRENDA J
221 SW WINCHESTER GLN
HIGH SPRINGS, FL 32643-9338

2026

16-7S-17-10005-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 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		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE		0100 SINGLE FAMILY			
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	240	100		240	18,439
BAS	1,620	100		1,620	124,465
FCP	240	25		60	4,610
FOP	144	30		43	3,304
PTO	120	5		6	461
TOTALS	2,364			1,969	151,278

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,969	105.5360	118.20	232,736	1996	1996	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 1997				Heated Area: 1860				HX Base Yr 1997			
The floor plan shows a main rectangular area labeled 'BAS' with dimensions 38 by 30. Attached to the top center is a smaller rectangle labeled 'BAS' with dimensions 20 by 12. Attached to the left side is a vertical strip containing two rectangles: 'PTO' (10 by 12) on top and 'FCP' (20 by 12) on the bottom. Attached to the bottom center is a rectangle labeled 'FOP' with dimensions 18 by 18. Various other dimensions (12, 16, 20, 23, 31, 8) are labeled along the perimeter and internal divisions of the plan.											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	04/08/2025 MLU	

EXTRA FEATURES						218 SW WINCHESTER GLN, HIGH SPRINGS				INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	351.00	UT	1.50	1.50	100	1996	1996	3	100	527	
2	0294	SHED WOOD/	0	100	28	32	896.00	UT	7.50	7.50	100	2005	2005	3	100	6,720	
3	0294	SHED WOOD/	0	100	28	32	896.00	UT	7.50	7.50	70	2005	2005	3	70	4,704	
4	0166	CONC, PAVMT	0	100	12	14	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
5	0070	CARPORT UF	0	100	18	22	396.00	UT	1.50	1.50	100	2010	2010	3	100	594	
6	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
7	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	