BEG 50 FT W OF SE COR OF SE1/4 R
N ALONG US-441 315 FT, W 280 FT,
315 FT, E 280 FT TO POB.

SOTO BETSY/SOTO ROLANDO
23676 S US HWY 441
HIGH SPRINGS, FL 32643

**2026**

**21-7S-17-10045-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

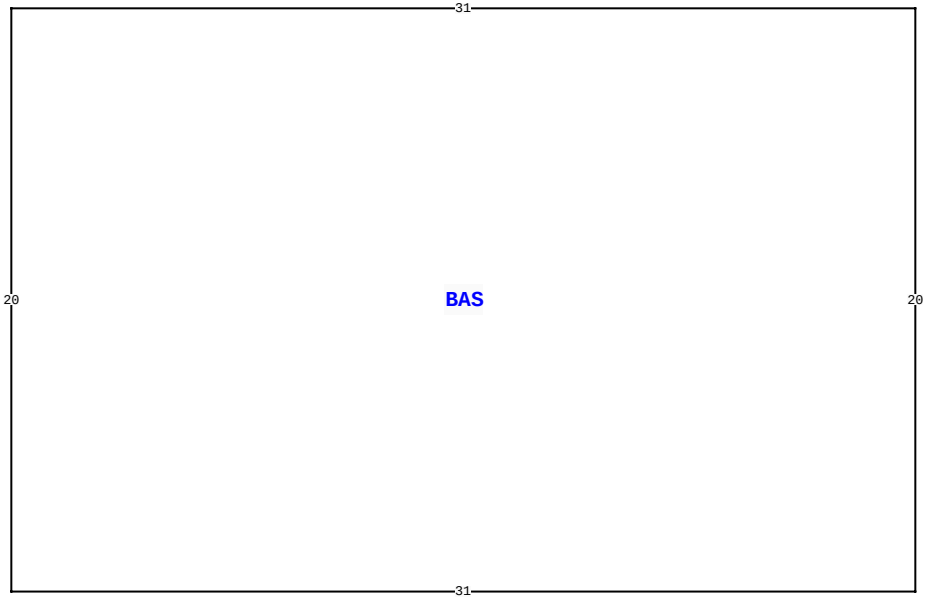
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 21717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 620 | 100 | | 620 | 43,171 |
| TOTALS | 620 | | | 620 | 43,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 620 | 82.8920 | 92.84 | 57,561 | 2021 | 2021 | 0 | 0 | 20 | 5.00 | 75.00 |

2 SINGLE FAM 100% - 2022 Heated Area: 620 HX Base Yr 2008




23676 S US HIGHWAY 441 , HIGH SPRINGS

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 43,171 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 26,460 |
| TOTAL MARKET VALUE | | 69,631 |
| SOH/AGL Deduction | | 9,010 |
| ASSESSED VALUE | | 60,621 |
| TOTAL EXEMPTION VALUE | HX HB | 35,621 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 69,631 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 70,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38866 | SFR | 0 | 11/19/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1066/1367 | 11/28/2005 | WD | Q | I | | 120,000 |
| GRANTOR: RON & CINDY PRESTON | | | | | | |
| GRANTEE: BETSY & ROLANDO SOT | | | | | | |
| 0999/1082 | 11/04/2003 | WD | Q | I | | 24,800 |
| GRANTOR: ROBERT O DUNAGAN | | | | | | |
| GRANTEE: RON PRESTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=79,35] S20 E31 N20 W31 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.89 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 26,460 | | | | | | | |

REVIEW DATE 10/05/2021 BY TW Total Acres: 1.89 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 11/07/2025 BY SYS