THE W 275 FT OF THE N 358 FT OF
AS LIES E OF ROAD.

SOTO MICHAEL L/SOTO MADELINE
23023 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

22-7S-17-10052-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

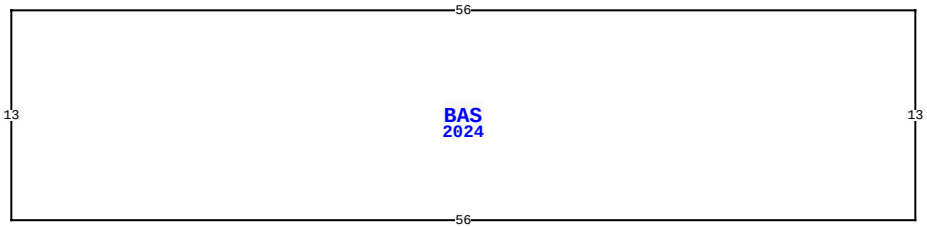
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	78,054
TOTALS	728			728	78,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	114.0000	112.86	82,162	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2024 Heated Area: 728 HX Base Yr



23023 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	78,054
TOTAL MARKET OB/XF VALUE	13,500
TOTAL LAND VALUE - MARKET	31,640
TOTAL MARKET VALUE	123,194
SOH/AGL Deduction	0
ASSESSED VALUE	123,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,194
TOTAL JUST VALUE	123,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046952	Mobile Home		04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/521	4/12/2023	WD	U	V	11	100
GRANTOR: WRIGHT DORIS						
GRANTEE: SOTO MICHAEL L						
1482/2165	1/10/2023	WD	U	V	11	100
GRANTOR: WRIGHT DORIS MARIE						
GRANTEE: SOTO MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,13] E56 S13 W56 N13 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	0200	C	MBL HM	0					2.26	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,640							

REVIEW DATE 05/24/2023 BY RP Total Acres: 2.26 Total Land Value: 31,640 Market: 0 Agricultural: 0 Common: 31,640 PRINTED 09/23/2025 BY SYS