COMM NW COR OF NW1/4 OF SW1/4, R
FT FOR POB, CONT S 216.81 FT, E
W R/W US-41, N 213 FT, NW 137.38

JETT CLARENCE
18378 S US HIGHWAY 441
HIGH SPRINGS, FL 32643-1153

2026

27-6S-17-09790-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

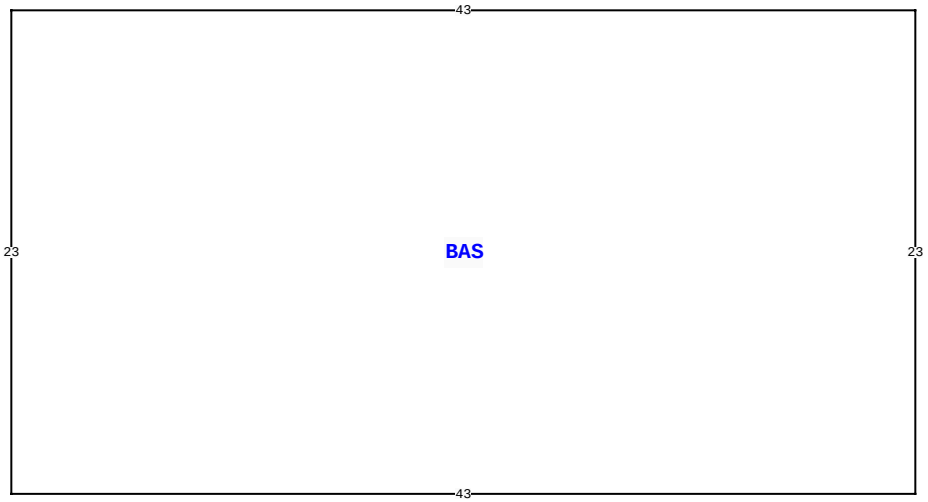
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100		989	22,264
TOTALS	989			989	22,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	989	93.7980	56.28	55,661	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 989 HX Base Yr 2005



18378 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		22,264
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		11,530
TOTAL MARKET VALUE		44,494
SOH/AGL Deduction		17,664
ASSESSED VALUE		26,830
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,830
TOTAL JUST VALUE		44,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,494

SALE:3:1: .57 AC & MOBILE HOME

SALE:2:1: .57 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0815/0483	12/14/1995	WD	Q	I		30,200
GRANTOR: ELMA EVELYN FOREMAN						
GRANTEE: CLARENCE & SHARON J						
0795/0627	9/01/1994	WD	Q	I		31,000
GRANTOR: CAPUS GUY & KAREN GAI						
GRANTEE: ELMA EVELYN FOREMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S23 E43 N23$.

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	0021	BARN,FR AE	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0031	BARN,MT AE	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.58	AC		1.00	1.00	1.42	14,000.00	19,880.00	11,530							

REVIEW DATE 11/01/2017 BY BC Total Acres: 0.58 Total Land Value: 11,530 Market: 0 Agricultural: 0 Common: 11,530 PRINTED 11/07/2025 BY SYS