COMM SE COR RUN W 221.62 FT TO W
NE 114.54 FT FOR POB, CONT N 121
293.65 FT, S 1200.58, E 251.08 F

SANDERS PALLAS APRIL TRUSTEE
16710 N HWY 329
REDDICK, FL 32686

2026

28-6S-17-09796-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

18736 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,815
TOTAL MARKET VALUE	73,815
SOH/AGL Deduction	20,006
ASSESSED VALUE	53,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,809
TOTAL JUST VALUE	73,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/2704	10/11/2006	WD	Q	V	01	100
GRANTOR: PALLAS APRIL SANDERS						
GRANTEE: PALLAS APRIL SANDER						
1001/1431	12/02/2003	WD	Q	V		45,000
GRANTOR: GAYHEART						
GRANTEE: SANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		A-1	0.00	0.00	7.77	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,815							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 7.77 Total Land Value: 73,815 Market: 0 Agricultural: 0 Common: 73,815 PRINTED 11/10/2025 BY SYS