

ALLEN ROGER D/ALLEN SANDRA L
19740 S US HWY 441
HIGH SPRINGS, FL 32643-1174

33-6S-17-09834-101

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD				
Exterior Wall		19	COMMON BRK 90							0100	01	2,799	128.4976	143.92	402,832	2002	2002	0	0	0	23.00	77.00	Tax Group: 3		Tax Dist:				
Exterior Wall		10	ABOVE AVG. 10							1 SINGLE FAM 100% - 2017 Heated Area: 2316 HX Base Yr 2017										BUILDING MARKET VALUE		310,181							
Roof Structure		08	IRREGULAR 100																	TOTAL MARKET OB/XF VALUE		43,164							
Roof Cover		03	COMP SHNGL 100																	TOTAL LAND VALUE - MARKET		104,000							
Interior Wall		05	DRYWALL 100																	TOTAL MARKET VALUE		377,083							
Interior Floor		14	CARPET 60																	SOH/AGL Deduction		120,941							
Interior Floo		15	HARDTILE 40																	ASSESSED VALUE		256,142							
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE		HX HB	50,722						
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE		205,420							
Bedrooms			3 100																	TOTAL JUST VALUE		457,345							
Bathrooms			2.5 100																	NCON VALUE		0							
Frame		02	WOOD FRAME 100																	INCOME VALUE									
Stories		1.	1. 100																	PREVIOUS YEAR MKT VALUE		462,524							
Architectual		05	CONV 100																										
Units			0 100																										
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		07	07																										
DOR CODE		5000 IMPROVED AG																											
MAP NUM									MKT AREA							02													
NEIGHBORHOOD/LOC		33617.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,316	100		2,316	256,656																								
FGR	574	55		316	35,019																								
FOP	48	30		14	1,552																								
FOP	511	30		153	16,955																								
TOTALS		3,449			2,799	310,181																							
EXTRA FEATURES						19740 S US HIGHWAY 441 , HIGH SPRINGS										BLD DATE				LGL DATE		05/14/2024		MLU					
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
L N	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	0166	CONC, PAVMT	0 100	0	0	774.00	UT	2.00	2.00	100	2002	2002	3	100	1,548														
2	0280	POOL R/CON	0 100	0	0	548.00	UT	70.00	70.00	100	2003	2003	3	40	15,344														
3	0166	CONC, PAVMT	0 100	0	0	652.00	UT	2.00	2.00	100	2003	2003	3	100	1,304														
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300														
5	0041	BARN, MACH	0 0	48	48	2,304.00	UT	7.00	7.00	100	2013	2013	3	100	16,128														
6	0260	PAVEMENT-A	0 100	8	600	4,800.00	UT	1.30	1.30	100	2013	2013	3	100	6,240														
7	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000														
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300														
LAND DESCRIPTION						TOTAL OB/XF										43,164													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000												
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.40	AC		1.00	1.00	1.00	445.00	445.00	3,738												
3	9910	M	MKT. VAL. AG	0			0.00	0.00	8.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	84,000												
REVIEW DATE		10/24/2017		BY	DF	Total Acres: 10.40		Total Land Value: 23,738		Market: 84,000		Agricultural: 3,738		Common: 20,000		PRINTED 10/09/2025 BY SYS													