COMM INTERS W R/W US-441 & S LIN
RUN N ALONG W R/W 450.81 FT FOR
N 445.90 FT, W 1021.28 FT, S 445

WHITEHURST WILLIAM D
19656 S US HWY 441
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

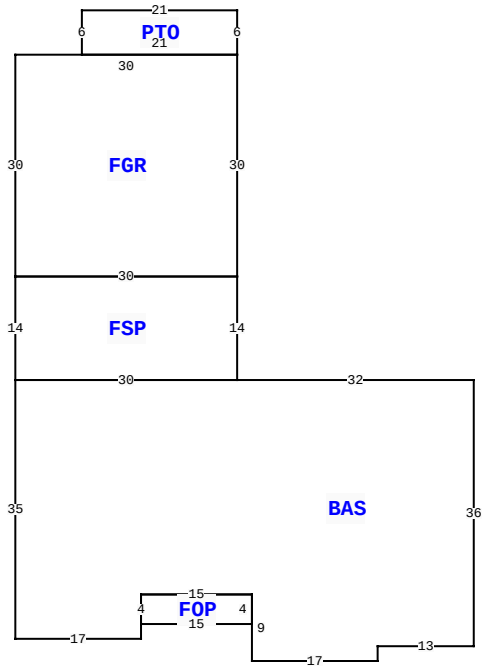
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,144	100		2,144	191,202
FGR	900	55		495	44,144
FOP	60	30		18	1,606
FSP	420	40		168	14,983
PTO	126	5		6	535
TOTALS	3,650			2,831	252,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,831	122.5000	137.20	388,413	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2144 HX Base Yr 2016



19656 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,468
TOTAL MARKET OB/XF VALUE		12,418
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		368,886
SOH/AGL Deduction		88,509
ASSESSED VALUE		280,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,655
TOTAL JUST VALUE		368,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,829

SALE:1:1: 10.40 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043184	Storage Building	55,000	11/16/2021
29174	MAINT/ALTR	130	02/11/2011
14659	SFR	355	10/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1287/1385	1/08/2015	WD	Q	I	01	235,000
GRANTOR: MELISSA D MOYE (WIDOW						
GRANTEE: WILLIAM D WHITEHURS						
1054/2105	8/08/2005	WD	Q	I		400,000
GRANTOR: PONTE						
GRANTEE: BILLY R & MELISSA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N14 FGR= N30 PTO= N6 W21 S6 E21$ W30 S30 E30$ W30 S14 E30$ W30 S35 E17 N2 FOP= E15 N4 W15 S4$ N4 E15 S9 E17 N2 E13 N36$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	772.00	UT	1.50	1.50	100	2001	2001	3	100	1,158	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	0260	PAVEMENT-A	0	100	0	0	8,400.00	UT	1.00	1.00	90	2013	2013	3	90	7,560	

LAND DESCRIPTION

TOTAL OB/XF 12,418

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	94,000							

REVIEW DATE 05/12/2022 BY JB Total Acres: 10.40 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 10/09/2025 BY SYS