

COMM INTERS W R/W US-41 & S LINE
RUN N ALONG R/W 1774.47 FT FOR P
N 432.15 FT, W 1053.41 FT, S 432

RELYEA MICHAEL G
19394 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

33-6S-17-09834-105



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 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	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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			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	3,147	100		3,147	335,552
FGR	924	55		508	54,166
FOP	170	30		51	5,438
FSP	424	40		170	18,126
TOTALS	4,665			3,876	413,282

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	2,790.00	UT	1.00	1.00
3	0296	SHED METAL	0	100	10	20	200.00	UT	4.00	4.00
4	0070	CARPORT UF	0	100	20	20	400.00	UT	2.00	2.00
5	0260	PAVEMENT-A	0	100	12	730	8,760.00	UT	1.00	1.00
6	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00
7	0282	POOL ENCL	0	100	32	55	1,760.00	UT	15.00	15.00
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	5,000.00	5,000.00
9	0020	BARN, FR	0	100	28	40	1,120.00	UT	10.00	10.00
10	0251	LEAN TO W/	0	100	16	20	320.00	UT	3.50	3.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	100			0.00	0.00	1.00	AC
2	0000	C	VAC RES	100			0.00	0.00	9.80	AC
3	6200	A	PASTURE 3	0			0.00	0.00	10.00	AC
4	9910	M	MKT. VAL. AG	0			0.00	0.00	10.00	AC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,876	122.0560	136.70	529,849	2003	2003	0	0	0	22.00
1 SINGLE FAM		100% - 2013		Heated Area: 3147				HX Base Yr 2013			
19394 S US HIGHWAY 441 , HIGH SPRINGS, FL 32643											
BLD DATE						LGL DATE		05/14/2024 MLU			
XF DATE						LAND DATE					
INC DATE						AG DATE					

TOTAL OB/XF													
63,689													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	9.80	AC		1.00	1.00
3	6200	A	PASTURE 3	0			0.00	0.00	10.00	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0			0.00	0.00	10.00	AC		1.00	1.00

TOTAL OB/XF													
63,689													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	9.80	AC		1.00	1.00
3	6200	A	PASTURE 3	0			0.00	0.00	10.00	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	0			0.00	0.00	10.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		413,282	
TOTAL MARKET OB/XF VALUE		66,379	
TOTAL LAND VALUE - MARKET		208,000	
TOTAL MARKET VALUE		590,461	
SOH/AGL Deduction		152,256	
ASSESSED VALUE		438,205	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		387,483	
TOTAL JUST VALUE		687,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		694,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30520	POOL ENCL	155	10/16/2012
19920	SFR	530	09/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2207	6/26/2025	LE	U	I	14	100
GRANTOR: RELYEA MICHAEL G (ENH)						
GRANTEE: LINDSTORM IDA ANN (						
1240/2526	8/27/2012	WD	Q	I	01	390,000
GRANTOR: QUENTIN R & SAMANTHA						
GRANTEE: MICHAEL G RELYEA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W18 FSP= W37 S9 D3 R3 R2 U2 E6 D2 R2 E24 N12\$ S12 W24 L2 U2 W6 D2 L2 L3 U3 N16 W38 S19 FGR= S28 E33 N28 W33\$ E33 S28 E7 S6 FOP= S5 E34 N5 W34\$ E34 S10 E19 N56\$.													

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