

BEG INTERS N LINE OF SEC & W R/W
456.82 FT, W 1117.42 FT, N 456.7
FT TO POB. (AKA LOT 9 RUMPH FARM

MCCONNELL KIMBERLY ANNE REVOCABLE TRUST
P O BOX 2805
HIGH SPRINGS, FL 32655-2805

2026

33-6S-17-09834-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	53,935
TOTALS	924			924	53,935

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	11.77	AC	1.00

REVIEW DATE 10/24/2017 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	924	112.9000	106.13	98,064	2001	2000	0	0	45.00	55.00
1 MANUF 1 100% - 2003 Heated Area: 924 HX Base Yr 2003											
14 BAS 6614											
18818 S US HIGHWAY 441 , HIGH SPRINGS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/14/2024 MLU											

TOTAL OB/XF											
7,200											

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7,200											

Total Acres: 11.77 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		53,935
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		178,835
SOH/AGL Deduction		80,378
ASSESSED VALUE		98,457
TOTAL EXEMPTION VALUE		55,722
BASE TAXABLE VALUE		42,735
TOTAL JUST VALUE		178,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052423	New Residential C	22,000	02/24/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1531/1170	12/12/2024	WD	U	I	11	100	
GRANTOR: MCCONNELL KIMBERLY AN							
GRANTEE: MCCONNELL KIMBERLY							
0959/0422	7/26/2002	WD	Q	I		77,000	
GRANTOR: LYNN							
GRANTEE: MCCONNELL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											

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