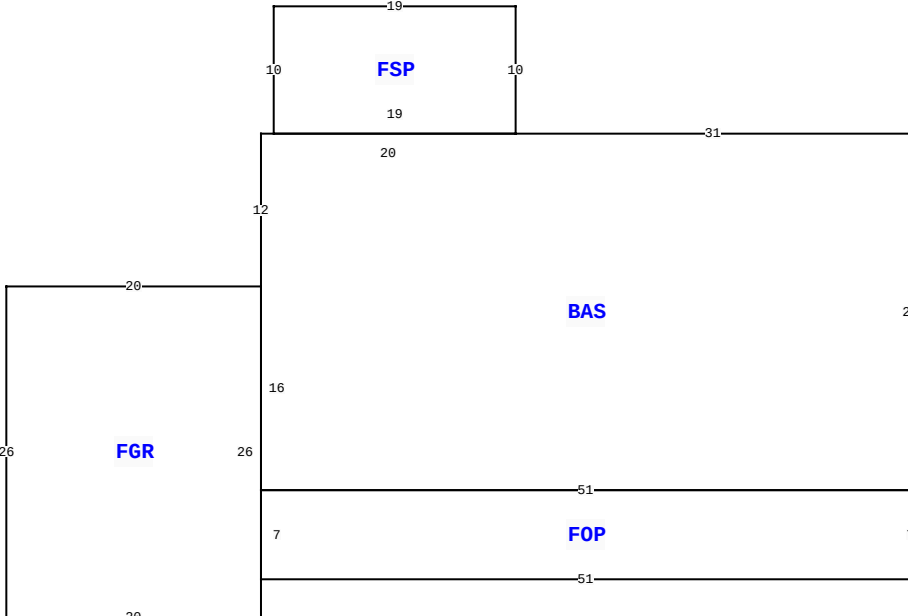


FEDOR BARBARA L
19156 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

33-6S-17-09834-202

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																			
Exterior Wall		19	COMMON BRK 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		0100	01	1,897	116.3030	130.26	247,103	1999	1999	0	0	26.00	74.00	Tax Group: 3		Tax Dist:															
Roof Cover		03	COMP SHNGL 100		2 SINGLE FAM 100% - 2011										Heated Area: 1428										HX Base Yr 2011									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										182,856									
Interior Floo		14	CARPET 90												TOTAL MARKET OB/XF VALUE										13,843									
Interior Floo		15	HARDTILE 10												TOTAL LAND VALUE - MARKET										98,040									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										294,739									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										113,232									
Bedrooms			3 100		ASSESSED VALUE										181,507																			
Bathrooms			2 100		TOTAL EXEMPTION VALUE										HX HB VX 13 181,507																			
Frame		01	NONE 100		BASE TAXABLE VALUE										0																			
Stories		1.	1. 100		TOTAL JUST VALUE										294,739																			
Architectual		05	CONV 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE										297,210																			
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	1,428	100		1,428	137,648																													
FGR	520	55		286	27,568																													
FOP	357	30		107	10,314																													
FSP	190	40		76	7,326																													
TOTALS		2,495		1,897	182,856	19156 S US HIGHWAY 441 , HIGH SPRINGS										BLD DATE				LGL DATE		04/07/2025		MLU										
EXTRA FEATURES												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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200																		
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50																		
3	0166	CONC, PAVMT	0	100	0	0	420.00	UT	1.50	1.50	100	1999	1999	3	100	630																		
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1999	1999	3	100	800																		
6	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	2004	2004	3	100	288																		
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600																		
8	0040	BARN, POLE	0	100	28	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,575																		
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																		
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600																		
LAND DESCRIPTION										TOTAL OB/XF										13,843														
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	0000	C	VAC RES	100			0.00	0.00	7.32	AC		1.00	1.00	1.00	9,500.00	9,500.00	69,540																	
2	0100	C	SFR	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500																	