COMM SW COR OF SEC, E 100 FT TO
441,N 914.63 FT FOR POB, CONT N
632.19 FT, S 344.72 FT, W 632.08

GILLIS MARY JANET
20499 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

20499 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,980
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	85,980
SOH/AGL Deduction	94
ASSESSED VALUE	85,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,886
TOTAL JUST VALUE	85,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048940	Electrical Servic	4,000	01/02/2024
000043803	Electrical Servic	4,000	03/01/2022
40751	STORAGE	0	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1352	6/26/2026	WD	Q	I	01	310,000
GRANTOR: LAZO JUAN C						
GRANTEE: GILLIS MARY JANET						
1571/1349	6/25/2026	WD	U	V	11	100
GRANTOR: OLD BELLAMY RV PARK L						
GRANTEE: LAZO ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

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	0120	CLFENCE 4	0	0	124	10	1,240.00	UT	4.50	4.50	100	2004	2004	3	100	5,580	
2	0040	BARN,POLE	0	0	40	80	1.00	UT	14,400.00	14,400.00	100	2021	2020		100	14,400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 20,980

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	0000	C	VAC RES	0					5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/07/2022 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS