COMM SW COR OF SEC, RUN E 100 FT
US-441, RUN N ALONG R/W 1259.28
CONT N 861.30 FT, E 355.23 FT, S

SHAW JOHN/SHAW HAZEL JEAN
20393 S HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-008

BUILDING CHARACTERISTICS

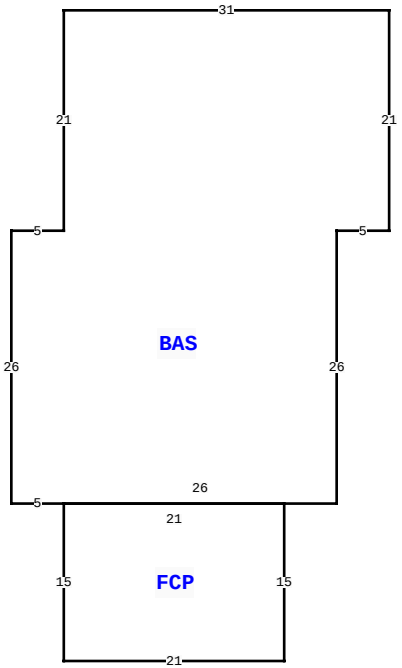
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100		1,457	110,293
FCP	315	25		79	5,980
TOTALS	1,772			1,536	116,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	105.8760	116.46	178,883	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1457 HX Base Yr



20393 S US HIGHWAY 441 , HIGH SPRINGS

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

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
10	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 16,795

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		A-1	0.00	0.00	6.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,480							

REVIEW DATE 11/21/2022 BY JS Total Acres: 6.54 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,274
TOTAL MARKET OB/XF VALUE		16,995
TOTAL LAND VALUE - MARKET		78,480
TOTAL MARKET VALUE		211,749
SOH/AGL Deduction		110,051
ASSESSED VALUE		101,698
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		45,287
TOTAL JUST VALUE		211,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,865

PRMT:1:1: 14X60

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045529	Roof Replacement	9,100	09/22/2022
24222	MAINT/ALTR	30	03/10/2006
7884	M H	100	12/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1464	9/01/2011	WD	U	I	11	100
GRANTOR: MARTHA L WEIFFENBACH						
GRANTEE: JOHN & HAZEL JEAN S						
0632/0567	9/15/1987	WD	Q	I		48,500
GRANTOR: WEIFFENBACH ELDON						
GRANTEE: SHAW JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S21 W5 S26 E5 FCP= S15 E21 N15 W21$ E26 N26 E5 N21$.

COMM SW COR OF SEC, RUN E 100 FT
US-441, RUN N ALONG R/W 1259.28
CONT N 861.30 FT, E 355.23 FT, S

SHAW JOHN/SHAW HAZEL JEAN
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HIGH SPRINGS, FL 32643

2027

03-7S-17-09879-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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

REVIEW DATE 11/21/2022 BY JS Total Acres: 6.54 Total Land Value: 78,480 Market: 0 Agricultural: 0 Common: 78,480 PRINTED 11/17/2026 BY SYS