COMM AT NE COR OF SEC, RUN S 93.
R/W OF US HWY 41 CONT S ALONG RD
FT, CONT S ALONG R/W 640.09 FT,

STEPHENS TRACY H/MCKNIGHT LINDSEY NICOLE
15202 NW 147TH DR, STE 1200
ALACHUA, FL 32615-5336

2027

04-7S-17-09886-003

BUILDING CHARACTERISTICS

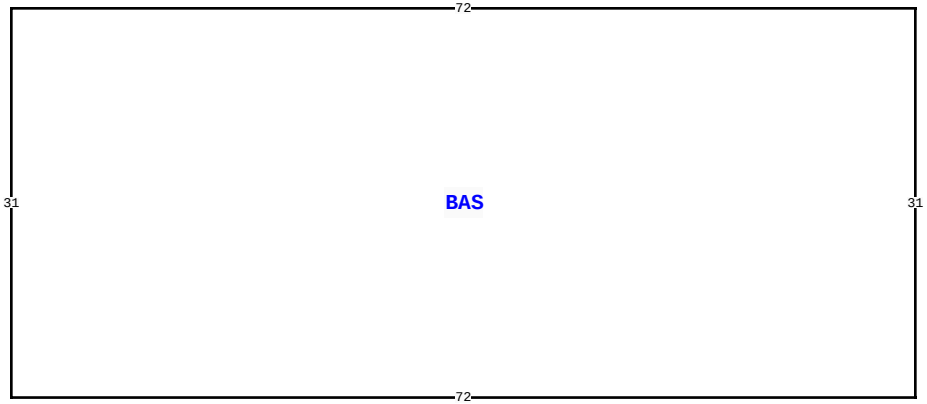
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	137,133
TOTALS	2,232			2,232	137,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,232	113.9000	105.93	236,436	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2021 Heated Area: 2232 HX Base Yr 2021



20012 S US HIGHWAY 441 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,133
TOTAL MARKET OB/XF VALUE		8,340
TOTAL LAND VALUE - MARKET		24,640
TOTAL MARKET VALUE		170,113
SOH/AGL Deduction		35,498
ASSESSED VALUE		134,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,204
TOTAL JUST VALUE		170,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/869	2/26/2021	WD	U	I	11	100
GRANTOR: MCKNIGHT LINDSEY NICO						
GRANTEE: STEVENS TRACY H						
1429/2665	1/14/2021	WD	U	I	11	0
GRANTOR: MCKNIGHT LINDSEY NICO						
GRANTEE: STEPHENS TRACY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E72 N31$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2012	2012	3	100	540	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,340

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,640							

REVIEW DATE 11/06/2017 BY BC Total Acres: 1.54 Total Land Value: 24,640 Market: 0 Agricultural: 0 Common: 24,640 PRINTED 11/17/2026 BY SYS