

COMM AT NE COR OF SEC, RUN S 93.
OF US HWY 41 S ALONG R/W 534.18
S ALONG R/W CURVE 99.87 CONT S 8

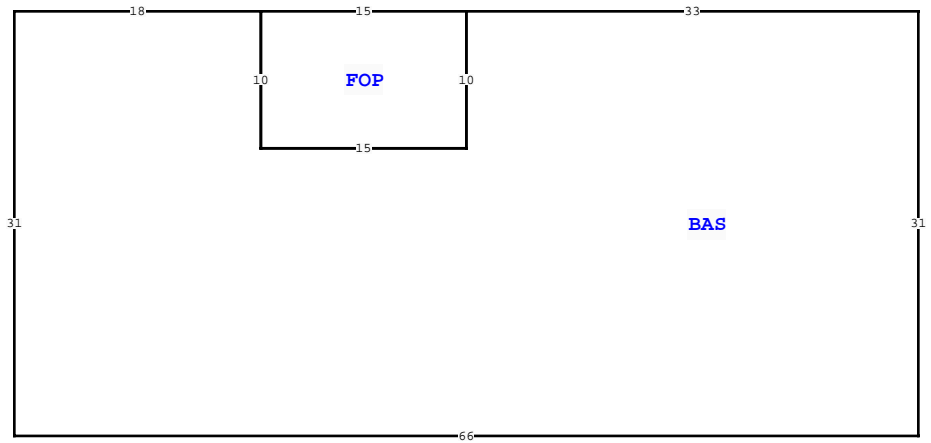
MCKNIGHT LINDSEY NICOLE
19902 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

04-7S-17-09886-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	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
BAS	1,896	100	
FOP	150	35	
TOTALS	2,046		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	4	100%	- 2022	Heated Area: 1896		HX Base Yr 2022				



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0294	SHED WOOD/	3,600.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2024
2	0294	SHED WOOD/	0	100	0	1.00	UT	3,600.00	3,600.00	100	2023

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0200	C	MBL HM

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,950

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	223,520		
TOTAL MARKET OB/XF VALUE	10,600		
TOTAL LAND VALUE - MARKET	31,950		
TOTAL MARKET VALUE	266,070		
SOH/AGL Deduction	49,589		
ASSESSED VALUE	216,481		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	165,070		
TOTAL JUST VALUE	266,070		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	270,877		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051916	Roof Replacement	15,000	12/22/2024
000046326	Storage Building	9,000	01/20/2023
40785	M H	0	10/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0400	2/21/2020	WD	U	V	11	100
GRANTOR: LAURA JEAN HOLLINGSWO						
GRANTEE: LINDSEY NICOLE MCKN						
1403/0624	1/13/2020	WD	U	V	11	100
GRANTOR: LAURA JEAN HOLLINGSWO						
GRANTEE: LINDSEY NICOLE MCKN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 FOP= W15 S10 E15 N10\$ S10 W15 N10 W18 S31 E66 N31\$.	