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

2027

04-7S-17-09886-004

BUILDING CHARACTERISTICS

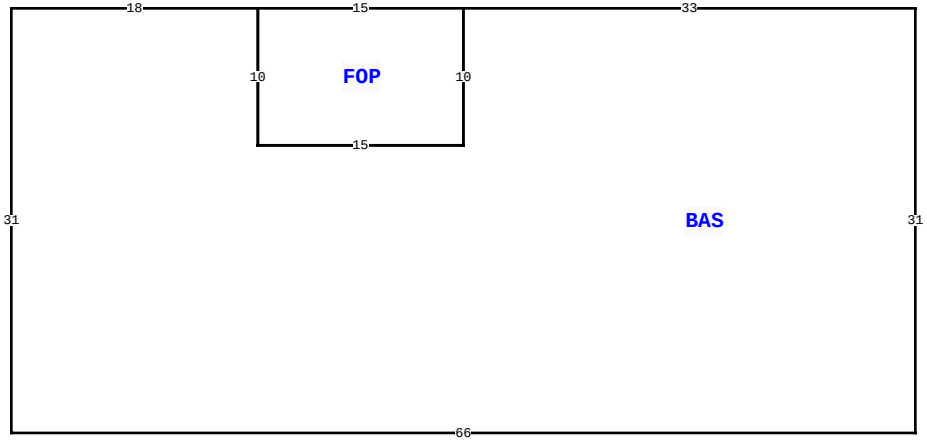
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	215,473
FOP	150	35		52	5,909
TOTALS	2,046			1,948	221,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	1,948	117.5000	122.20	238,046	2021	2021	0	0	0	7.00	93.00

1 MANUF 4 100% - 2022 Heated Area: 1896 HX Base Yr 2022



19902 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,383
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	34,080
TOTAL MARKET VALUE	266,063
SOH/AGL Deduction	43,088
ASSESSED VALUE	222,975
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	171,564
TOTAL JUST VALUE	266,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,200

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$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	2.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,080							

REVIEW DATE 01/29/2025 BY JS Total Acres: 2.13 Total Land Value: 34,080 Market: 0 Agricultural: 0 Common: 34,080 PRINTED 11/17/2026 BY SYS