COMM SE COR OF N1/2 OF NE1/4 OF
50 FT TO W R/W US-41 FOR POB, CO
FT, N 399.22 FT TO S R/W OF OLD

CRUZ VINCENT/CRUZ LISA
20316 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

04-7S-17-09891-000

BUILDING CHARACTERISTICS

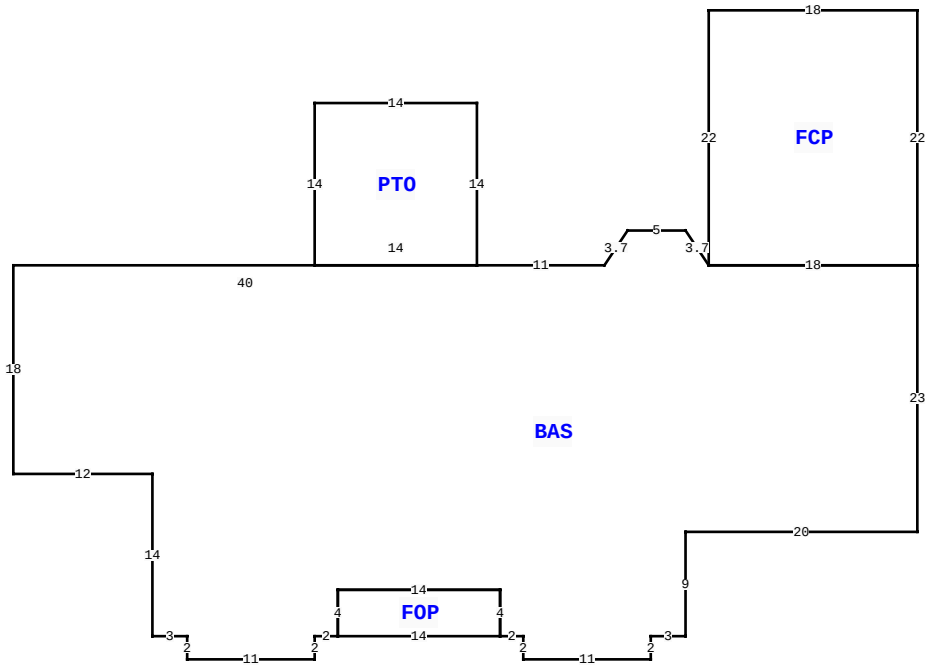
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
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	2,157	100		2,157	198,204
FCP	396	25		99	9,097
FOP	56	30		17	1,562
PTO	196	5		10	919
TOTALS	2,805			2,283	209,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	119.3346	131.27	299,689	1995	1995	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2022 Heated Area: 2157 HX Base Yr 2022



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

20316 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,782
TOTAL MARKET OB/XF VALUE	3,187
TOTAL LAND VALUE - MARKET	65,780
TOTAL MARKET VALUE	278,749
SOH/AGL Deduction	28,819
ASSESSED VALUE	249,930
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	198,519
TOTAL JUST VALUE	278,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12198	M H	125	02/24/1997
8927	SFR	350	10/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/22	1/21/2021	WD	Q	I	01	280,000
GRANTOR: MADDOX JOSHUA LEE						
GRANTEE: CRUZ VINCENT						
1419/2133	9/21/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ANDRE						
GRANTEE: JOSHUA MADDOX & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N22 W18 S22 E18$ BAS= W18 U3 L2 W5 L2 D3 W11 PTO= N14 W14 S14 E14$ W40 S18E12 S14 E3 S2 E11 N2 E2 FOP= N4 E14 S4 W14$ N4 E14 S4 E2 S2E11 N2 E3 N9 E20 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	858.00	UT	1.50	1.50	100	1995	1995	3	100	1,287	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 11/06/2017 BY BC Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS