

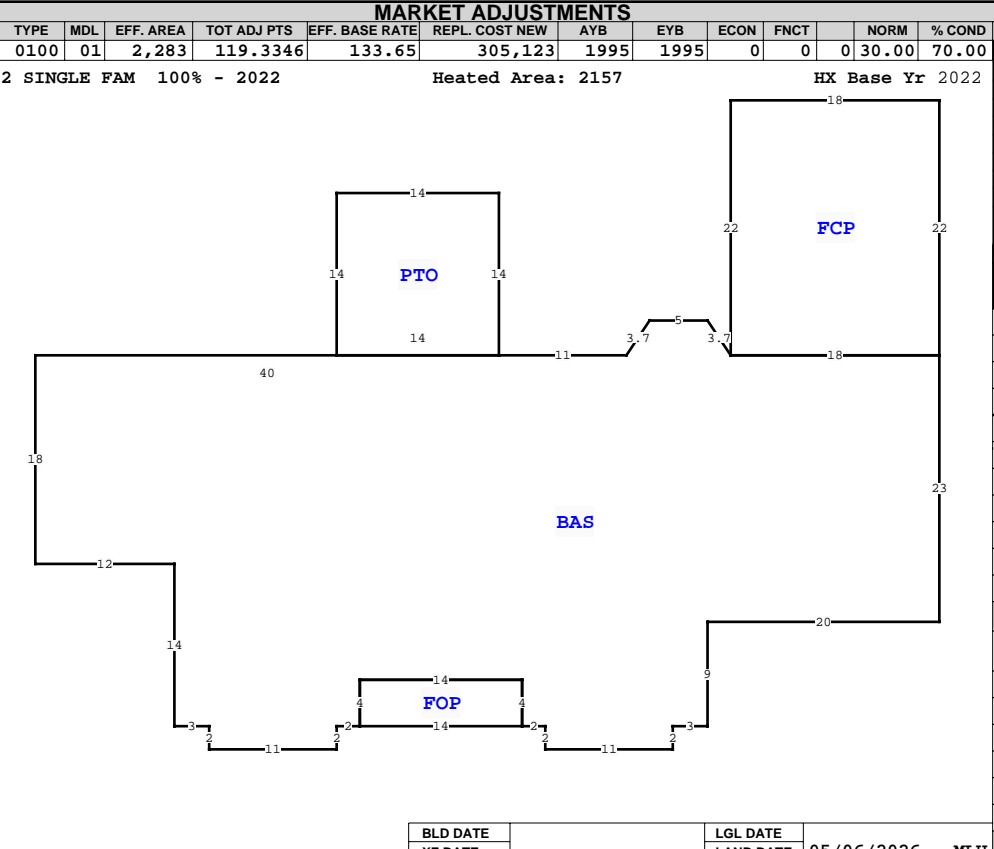
COMM SE COR OF N1/2 OF NE1/4 OF
50 FT TO W R/W US-41 FOR POB, CO
FT, N 399.22 FT TO S R/W OF OLD

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

2026

04-7S-17-09891-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	0	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
BAS	2,157	100	
FCP	396	25	
FOP	56	30	
PTO	196	5	
TOTALS	2,805		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		213,586	
TOTAL MARKET OB/XF VALUE		3,187	
TOTAL LAND VALUE - MARKET		65,780	
TOTAL MARKET VALUE		282,553	
SOH/AGL Deduction		39,903	
ASSESSED VALUE		242,650	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		191,239	
TOTAL JUST VALUE		282,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,424	

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 / I	V / I	RSN CD	SALE PRICE
1429/22	1/21/2021	WD Q	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

EXTRA FEATURES																
L N	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	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	858.00	UT	1.50	100	1995	1995	3	100	1,287	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	

BLD DATE		LGL DATE	
05/06/2026	MLU		

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\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							