

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

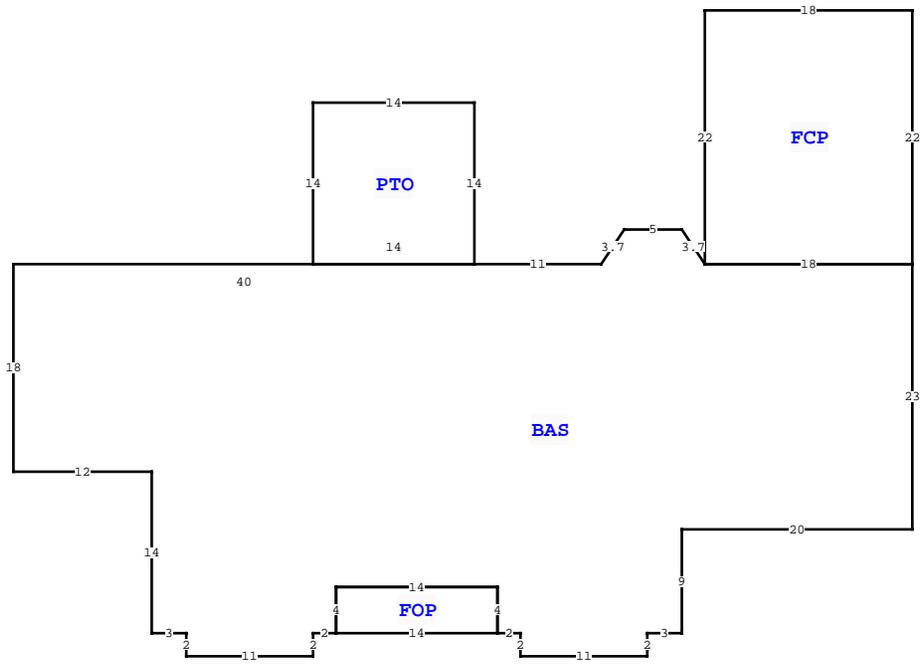
CRUZ VINCENT/CRUZ LISA
20316 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

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	1.100	
Architectual Units	05	CONV	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		

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	136.04	310,579	1995	1995	0	0	30.00	70.00
2 SINGLE FAM 100% - 2022 Heated Area: 2157 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			217,405
TOTAL MARKET OB/XF VALUE			3,187
TOTAL LAND VALUE - MARKET			65,780
TOTAL MARKET VALUE			286,372
SOH/AGL Deduction			43,722
ASSESSED VALUE			242,650
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			191,239
TOTAL JUST VALUE			286,372
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 / 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						

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	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200		
2	0166	CONC, PAVMT	0	100	0	858.00	UT	1.50	1.50	100	1995	1995	3	100	1,287		
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600		
4	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100		
TOTALS												2,805		2,283	217,405		

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							