S1/2 OF NE1/4 OF SE1/4, EX RD R/
WEST END OF PROPERTY & EX 4.74 A
WD 1519-1334.

MEDALLION JOSEPH/MEDALLION LICAUSI CAROLYN
P O BOX 2411
HIGH SPRINGS, FL 32655

2026

04-7S-17-09891-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

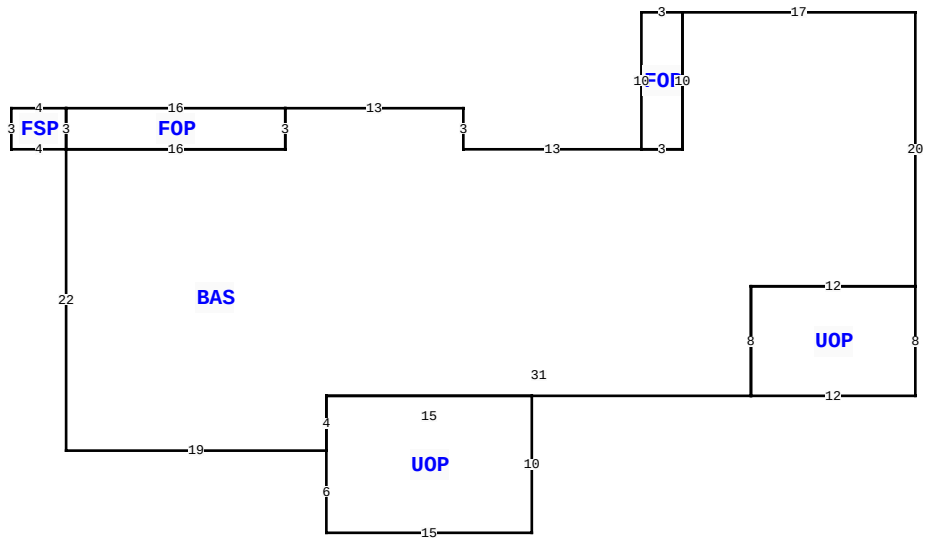
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,305	100		1,305	73,243
FOP	30	35		10	561
FOP	48	35		17	954
FSP	12	40		5	281
UOP	96	25		24	1,347
UOP	150	25		38	2,133
TOTALS	1,641			1,399	78,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,399	106.9000	89.80	125,630	1995	1995	0	0	0	37.50	62.50

1 SFR/MH CON 100% - 2015 Heated Area: 1305 HX Base Yr 2015



20424 S US HIGHWAY 441 , HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,519
TOTAL MARKET OB/XF VALUE		18,100
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		206,619
SOH/AGL Deduction		106,142
ASSESSED VALUE		100,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,066
TOTAL JUST VALUE		206,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052148	Electrical Servic	0	01/27/2025
38399	STORAGE	150	07/24/2019
19357	M H	125	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/2203	4/04/2023	LE	U	I	14	100
GRANTOR: MEDALLION JOSEPH						
GRANTEE: MEDALLION JOSEPH (E						
1485/1817	2/24/2023	LE	U	I	14	100
GRANTOR: MEDALLION JOSEPH						
GRANTEE: MEDALLION JOSEPH (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W3 S10 E3 N10$ S10 W3 W13 N3 W13 FOP= W16 FSP= W4 S3 E4 N3$ S3 E16 N3$ S3 W16 S22 E19 UOP= S6 E15 N10 W15 S4$ N4 E31 UOP= E12 N8 W12 S8$ N8 E12 N20$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,900	

LAND DESCRIPTION

TOTAL OB/XF 18,100

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 05/08/2026 BY SYS