COMM SE COR OF SEC 4, N 1266.34
W 946.17 FT, N 459.22 FT FOR POB
FT TO S LINE OF N1/2 OF NE1/4 OF

KLINE ROLLAND F/KLINE MICHELLE L
P O BOX 15
HIGH SPRINGS, FL 32655

2027

04-7S-17-09891-008

BUILDING CHARACTERISTICS

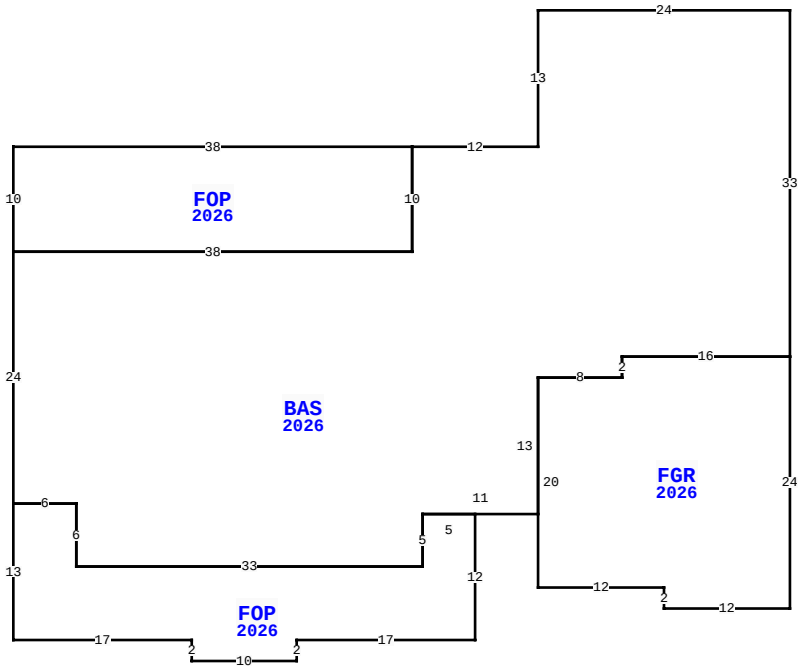
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,337	100	2026	2,337	291,751
FGR	536	55	2026	295	36,828
FOP	380	30	2026	114	14,232
FOP	389	30	2026	117	14,606
TOTALS	3,642			2,863	357,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	113.4900	124.84	357,417	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2337 HX Base Yr 2026



20364 S US HIGHWAY 441, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		357,417
TOTAL MARKET OB/XF VALUE		12,360
TOTAL LAND VALUE - MARKET		61,620
TOTAL MARKET VALUE		431,397
SOH/AGL Deduction		228,071
ASSESSED VALUE		203,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,915
TOTAL JUST VALUE		431,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051620	New Residential C	400,000	11/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1985	7/19/2024	QC	U	I	11	100
GRANTOR: KLINE MICHELLE L						
GRANTEE: KLINE ROLLAND F						
1519/1334	7/19/2024	WD	U	V	30	100
GRANTOR: MEDALLION JOSEPH						
GRANTEE: KLINE MICHELLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=81,10] W24 S13 W12 S10 W38 S24 E6 S6 E33 N5 E11 N13 E8 N2 E16 N33 $
FGR=[YR=2026;ORIG=81,43] W16 S2 W8 S20 E12 S2 E12 N24 $
FOP=[YR=2026;ORIG=7,23] E38 S10 W38 N10 $
FOP=[YR=2026;ORIG=51,58] W5 S5 W33 N6 W6 S13 E17 S2 E10 N2 E17 N12 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
2	0260	PAVEMENT-A	0	100	0	0	5,180.00	UT	2.00	2.00	100	2026	2025		100	10,360	

LAND DESCRIPTION

TOTAL OB/XF 12,360

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	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							

REVIEW DATE 03/18/2026 BY robin Total Acres: 4.74 Total Land Value: 61,620 Market: 0 Agricultural: 0 Common: 61,620 PRINTED 11/17/2026 BY SYS