

COMM SW COR OF SE1/4 OF SE1/4,  
 RUN E 1270 FT TO W R/W US-41,  
 N ALONG R/W 903 FT FOR POB,

REEDER MARK/KUNTZ JAYLA  
 20490 S US HIGHWAY 441  
 HIGH SPRINGS, FL 32643

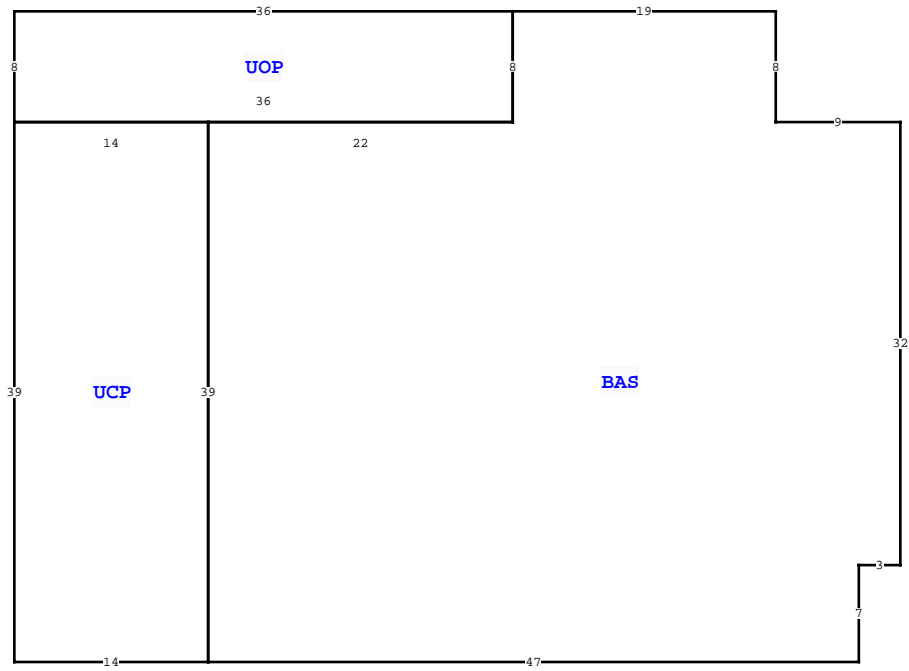
2026

04-7S-17-09894-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	02	SHED 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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	2,081	100	
UCP	546	20	
UOP	288	20	
TOTALS	2,915		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,248	64.1520	71.85	161,519	1960	1960	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 2081 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,987
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			26,280
TOTAL MARKET VALUE			136,267
SOH/AGL Deduction			0
ASSESSED VALUE			136,267
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,267
TOTAL JUST VALUE			136,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0375	6/20/2019	QC	U	I	11	100
GRANTOR: REBECCA I WILLIAMSON						
GRANTEE: MARK REEDER & JAYLA						
1132/0604	9/28/2007	QC	Q	I	01	100
GRANTOR: PEGGY A FIVENSON						
GRANTEE: PEBBY A FIVENSON &						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF												
5,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.46	AC		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W9 N8 W19 UOP= W36 S8 E36 N8\$ S8W2UCP= W14 S39 E14 N39\$ S39 E47 N7 E3 N32 \$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,280							