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

2027

04-7S-17-09894-000

BUILDING CHARACTERISTICS

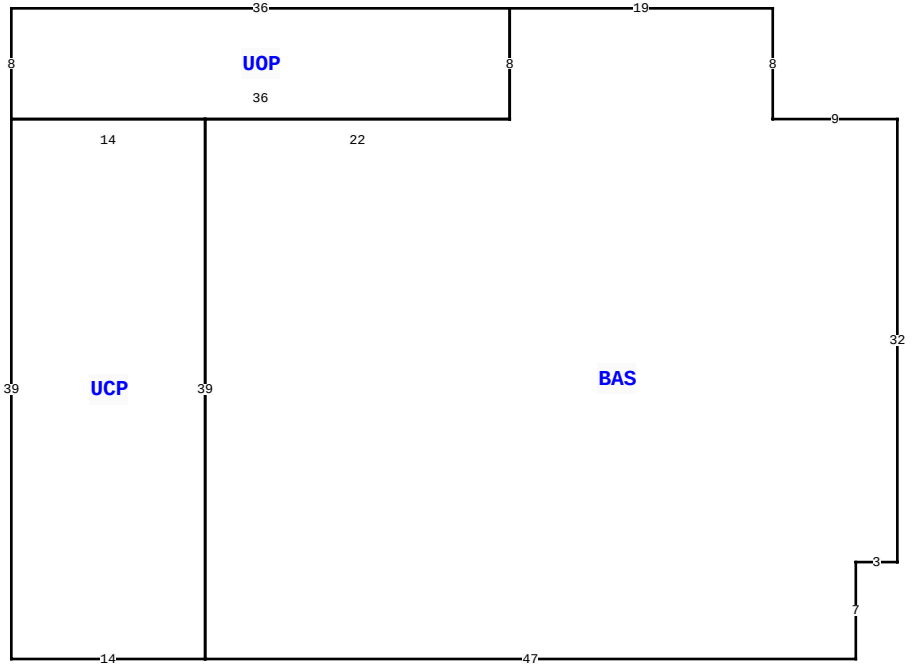
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100		2,081	95,456
UCP	546	20		109	5,000
UOP	288	20		58	2,660
TOTALS	2,915			2,248	103,117

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	70.57	158,641	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2081 HX Base Yr



20492 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,117
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	26,280
TOTAL MARKET VALUE	134,397
SOH/AGL Deduction	0
ASSESSED VALUE	134,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,397
TOTAL JUST VALUE	134,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,267

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N8 W19 UOP= W36 S8 E36 N8$ S8W22UCP= W14 S39 E14 N39$ S39 E47 N7 E3 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,280							

REVIEW DATE 11/07/2017 BY BC Total Acres: 1.46 Total Land Value: 26,280 Market: 0 Agricultural: 0 Common: 26,280 PRINTED 11/17/2026 BY SYS