COMM SW COR OF SE1/4 OF SE1/4, R
TO W R/W US-441, N 1127.15 FT FO
152.85 FT, W 570 FT, S 152.85 FT

DIXON RICHARD K
20490 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

04-7S-17-09894-001

BUILDING CHARACTERISTICS

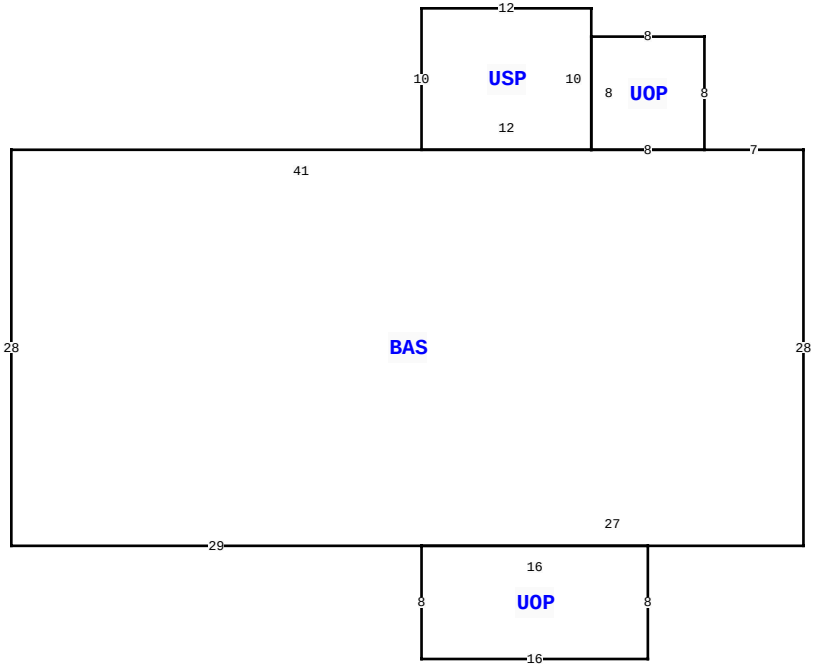
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,568	100		1,568	93,036
UOP	64	25		16	949
UOP	128	25		32	1,899
USP	120	35		42	2,492
TOTALS	1,880			1,658	98,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,658	116.0000	107.88	178,865	1984	1984	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1568 HX Base Yr



20490 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	25	1990	1990	3	25	250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	40	1990	1990	3	40	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1990	1990	3	100	1,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,376
TOTAL MARKET OB/XF VALUE	9,550
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	139,926
SOH/AGL Deduction	0
ASSESSED VALUE	139,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,926
TOTAL JUST VALUE	139,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042909	Roof Replacement	12,322	10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/198	11/20/2025	WD	Q	I	01	217,900
GRANTOR: SUMMERSON CHERYL A						
GRANTEE: DIXON RICHARD K						
1552/1461	10/21/2025	PB	U	I	18	0
GRANTOR: SUMMERSON CARL C						
GRANTEE: SUMMERSON CHREYL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N8 W8 S8 E8 $ W8USP= N10 W12 S10 E12$ W41 S28E29
UOP= S8 E16 N8 W16$ E27 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,550

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 02/23/2026 BY TP Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS