

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

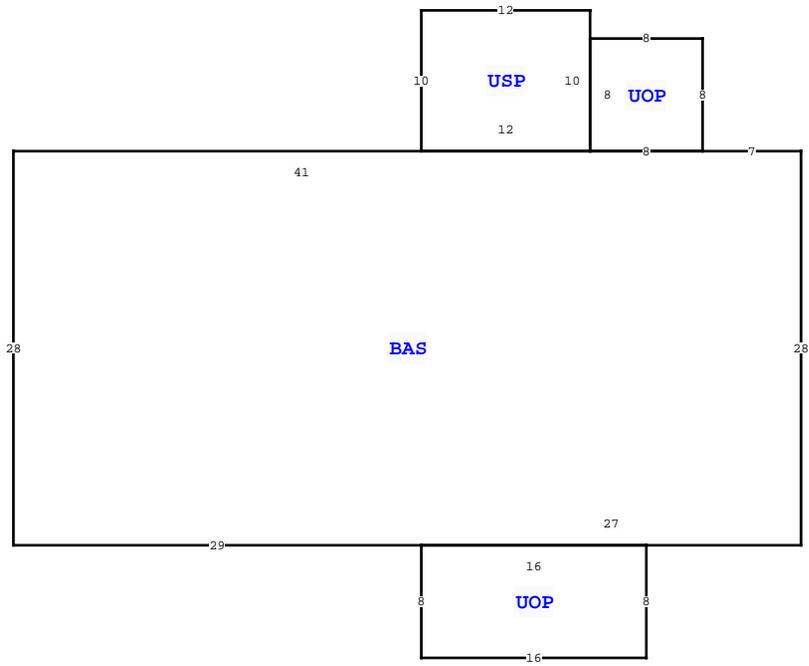
DIXON RICHARD K
20490 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

04-7S-17-09894-001
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| 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 Floor | 14 | CARPET 70 | |
| Interior Floor | 15 | HARDTILE 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Stories | 1. | 1. 100 | |
| Architectural | 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 |
| BAS | 1,568 | 100 | |
| UOP | 64 | 25 | |
| UOP | 128 | 25 | |
| USP | 120 | 35 | |
| TOTALS | 1,880 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MANUF | 1 | 0% | - 2026 | | | | | | | | Heated Area: 1568 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 88,856 |
| TOTAL MARKET OB/XF VALUE | | | 9,550 |
| TOTAL LAND VALUE - MARKET | | | 32,000 |
| TOTAL MARKET VALUE | | | 130,406 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 130,406 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 130,406 |
| TOTAL JUST VALUE | | | 130,406 |
| NCON VALUE | | | 800 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 80,084 |

| 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 | | | | | | |

| 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 | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0070 | CARPOT 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 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,550 | | | | | | | | | | | | | |

| 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 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |