

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

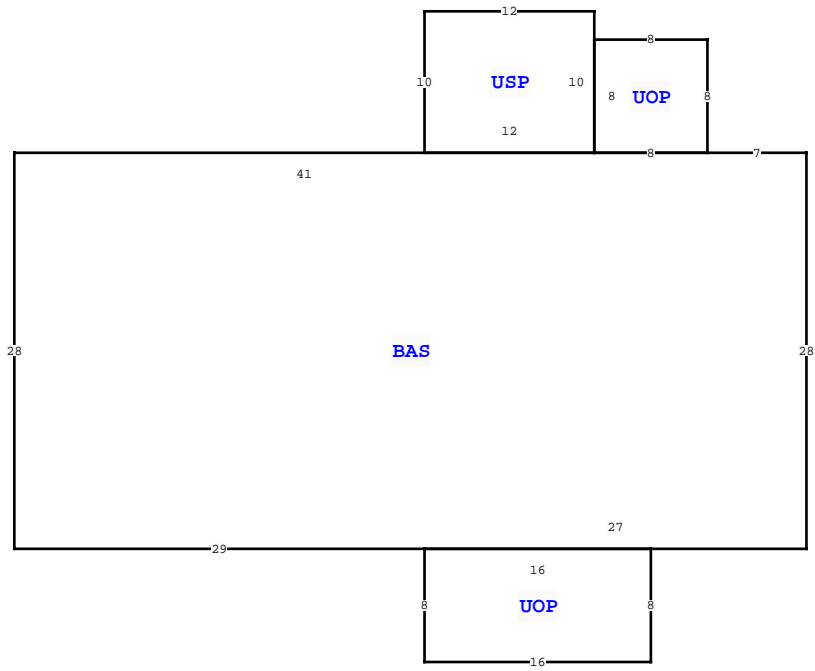
DIXON RICHARD K
20490 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 70				
15	HARDTILE 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		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	94,036
UOP	64	25		16	960
UOP	128	25		32	1,919
USP	120	35		42	2,519
TOTALS	1,880			1,658	99,433

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	109.04	180,788	1984	1984	0	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1568 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,433
TOTAL MARKET OB/XF VALUE		9,550
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		140,983
SOH/AGL Deduction		0
ASSESSED VALUE		140,983
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		140,983
TOTAL JUST VALUE		140,983
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												
20490 S US HIGHWAY 441 , HIGH SPRINGS												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

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																								
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							