LOT 11 SHERWOOD FOREST UNIT 3.

502-188, 760-2239, 812-158, 877-

POTTER HUNTER ANDREW/BOUCHER KENDAL BROOKE
20780 S US HWY 441
HIGH SPRINGS, FL 32643

2027

09-7S-17-09957-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

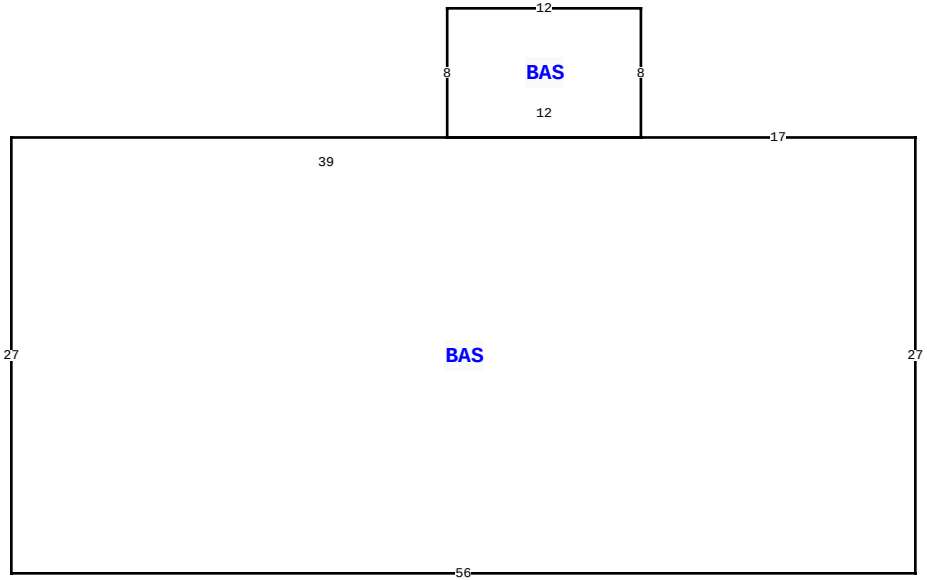
NEIGHBORHOOD/LOC 9717.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	4,942
BAS	1,512	100		1,512	77,838
TOTALS	1,608			1,608	82,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,608	117.0000	93.60	150,509	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2026 Heated Area: 1608 HX Base Yr 2026



20780 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,780
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		114,780
SOH/AGL Deduction		0
ASSESSED VALUE		114,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,369
TOTAL JUST VALUE		114,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,814

SALE:7:2: $63,352 30YRS

SALE:1:1: LOT 11 SHERWOOD FOREST UNT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24149	M H	275	02/17/2006
15280	M H	125	03/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2236	6/27/2025	WD	Q	I	01	115,000
GRANTOR: PISCHKE NEVADA						
GRANTEE: POTTER HUNTER ANDRE						
1419/2204	9/18/2020	WD	Q	I	01	140,000
GRANTOR: JOHN & VIRGINA WATSON						
GRANTEE: NEVADA PISCHKE & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N8 W12 S8 E12$ W39 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0200	C	MBL HM	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 10/13/2025 BY TP Total Acres: 1.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS