

LOT 12 SHERWOOD FOREST UNIT 3.
490-675, 614-114, THUR 118, 776-

KOCH FAMILY REVOCABLE TRUST DATED OCTOBER 15, 2025
20816 S US HWY 441
HIGH SPRINGS, FL 32643

2026

09-7S-17-09957-113
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	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
BAS	1,512	100	
TOTALS	1,512		1,512 86,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2015	Heated Area: 1512		HX Base Yr 2015				
TOTALS	1,512		1,512	86,062							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,062
TOTAL MARKET OB/XF VALUE		16,100
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		126,162
SOH/AGL Deduction		52,289
ASSESSED VALUE		73,873
TOTAL EXEMPTION VALUE	HX HB	48,873
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042962	Roof Replacement	8,700	10/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/521	10/15/2025	WD	U	I	11	100
GRANTOR: KOCH MARY MELISSA						
GRANTEE: KOCH FAMILY REVOCAB						
1286/0567	12/11/2014	WD	U	I	18	100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MARY MELISSA KOCH						

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	100	2017

TOTAL OB/XF											
16,100											
20816 S US HIGHWAY 441 , HIGH SPRINGS											

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							