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

2027

09-7S-17-09957-113

BUILDING CHARACTERISTICS

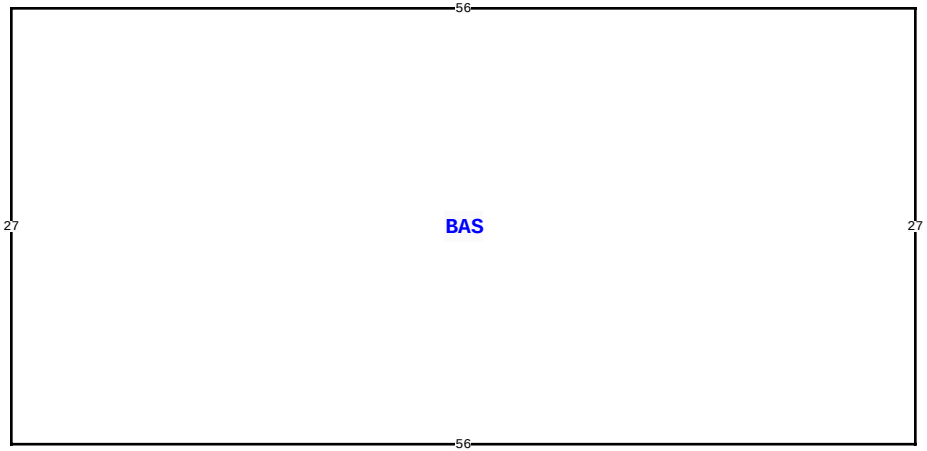
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	83,368
TOTALS	1,512			1,512	83,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	1,512	107.8000	100.25	151,578	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1512 HX Base Yr 2015



20816 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,368
TOTAL MARKET OB/XF VALUE	16,100
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	123,468
SOH/AGL Deduction	47,379
ASSESSED VALUE	76,089
TOTAL EXEMPTION VALUE	HX HB 51,089
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	123,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,366

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,100

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 11/15/2017 BY BC Total Acres: 1.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS