COMM SW COR OF E1/2 OF SE1/4, RU
CR-778,30 FT N 993.06 FT FOR POB
FT, RUN E 1240.71 FT TO W R/W US

MINK CAROL J
21458 S US HWY 441
HIGH SPRINGS, FL 32643-9338

2027

09-7S-17-09968-005

BUILDING CHARACTERISTICS

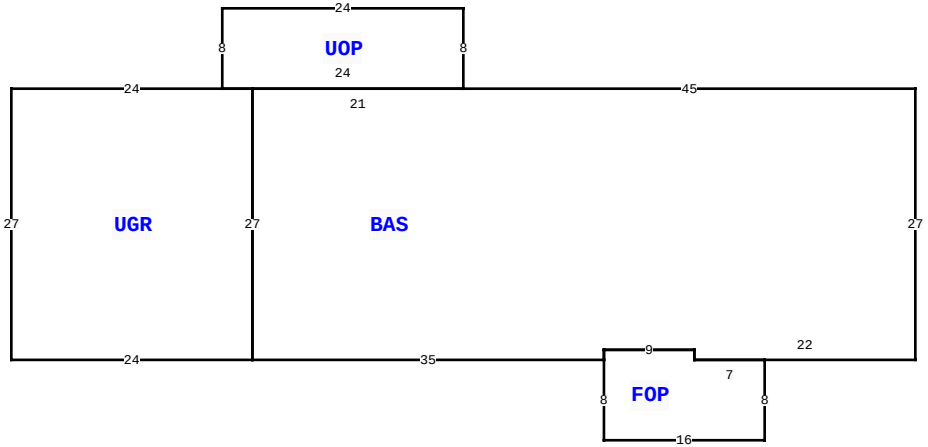
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	49,318
FOP	137	35		48	1,335
UGR	648	45		292	8,122
UOP	192	25		48	1,335
TOTALS	2,750			2,161	60,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,161	115.9000	69.54	150,276	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1773 HX Base Yr 1995



21458 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	1.50	1.50	100	0	0	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,110
TOTAL MARKET OB/XF VALUE		11,540
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		179,650
SOH/AGL Deduction		87,498
ASSESSED VALUE		92,152
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		35,741
TOTAL JUST VALUE		179,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/1728	6/12/2002	WD	Q	I	01	100
GRANTOR: LAURENCE MINK						
GRANTEE: CAROL MINK						
0785/1947	1/31/1994	WD	Q	V		36,000
GRANTOR: EUGENE SHAW						
GRANTEE: LAWRENCE W MINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N8 W24 S8 E24$W21 UGR= W24 S27 E24 N27$ S27E35
FOP= S8 E16 N8 W7 N1 W9 S1$ N1 E9 S1 E22 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,540

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	0102	C	SFR/MH	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 11/17/2017 BY BC Total Acres: 12.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 11/17/2026 BY SYS