COMM SW COR OF E1/2 OF SE1/4, RU
CR-778 A DIST OF 30 FT, RUN N 14
POB, CONT N 37.69 FT, W 30 FT, N

WHEELER WILLIAM E JR/WHEELER KAREN R
21454 SW HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

09-7S-17-09968-006

BUILDING CHARACTERISTICS

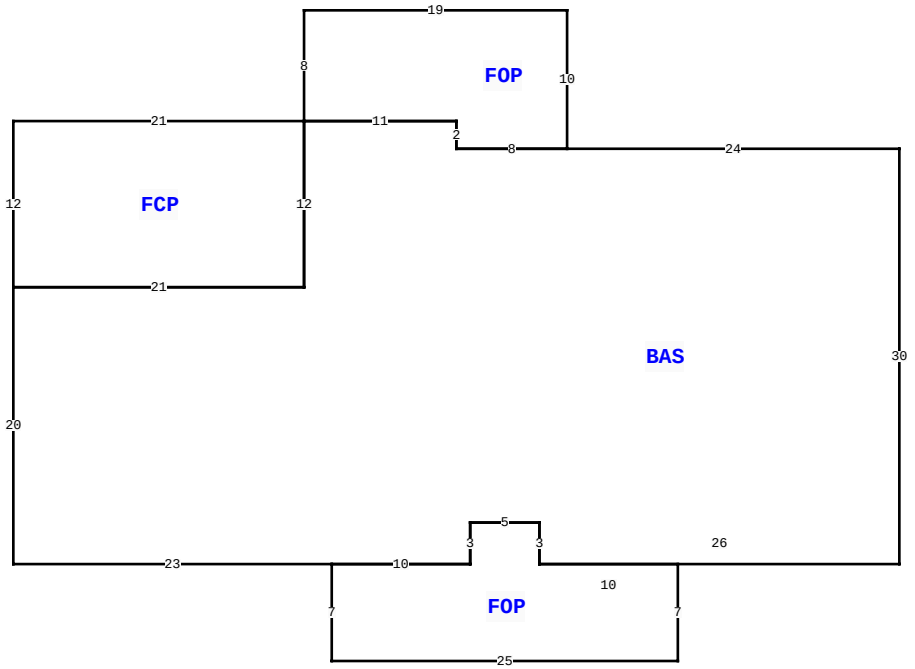
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
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	1,717	100		1,717	148,737
FCP	252	25		63	5,457
FOP	168	30		50	4,331
FOP	190	30		57	4,938
TOTALS	2,327			1,887	163,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	111.5500	122.70	231,535	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 1998 Heated Area: 1717 HX Base Yr 1998



21454 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	12	16	192.00	UT	1.50	1.50	100	1997	1997	3	100	288	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,464
TOTAL MARKET OB/XF VALUE		1,641
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		177,185
SOH/AGL Deduction		49,454
ASSESSED VALUE		127,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,320
TOTAL JUST VALUE		273,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,089

SALE:1:1: 12 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047902	Roof Replacement	15,600	08/16/2023
12106	SFR	285	02/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1288	6/03/1994	WD	Q	V		36,000

GRANTOR: EUGENE & CARMEN SHAW

GRANTEE: WILLIAM E & KAREN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N10 W19 S8 E11S2 E8$ W8 N2 W11 FCP= W21 S12E21 N12$ S12 W21 S20 E23 FOP= S7 E25 N7 W10 N3 W5 S3 W10$ E10 N3 E5 S3 E26 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,641

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							

REVIEW DATE 12/11/2023 BY JS Total Acres: 12.00 Total Land Value: 12,080 Market: 99,000 Agricultural: 3,080 Common: 9,000 PRINTED 11/17/2026 BY SYS