

COMM AT SW COR OF E1/2 OF SE1/4,
N 1452 FT, W 30 FT, N 374.42 FT
N 411.53 FT, E 1270.01 FT TO W R

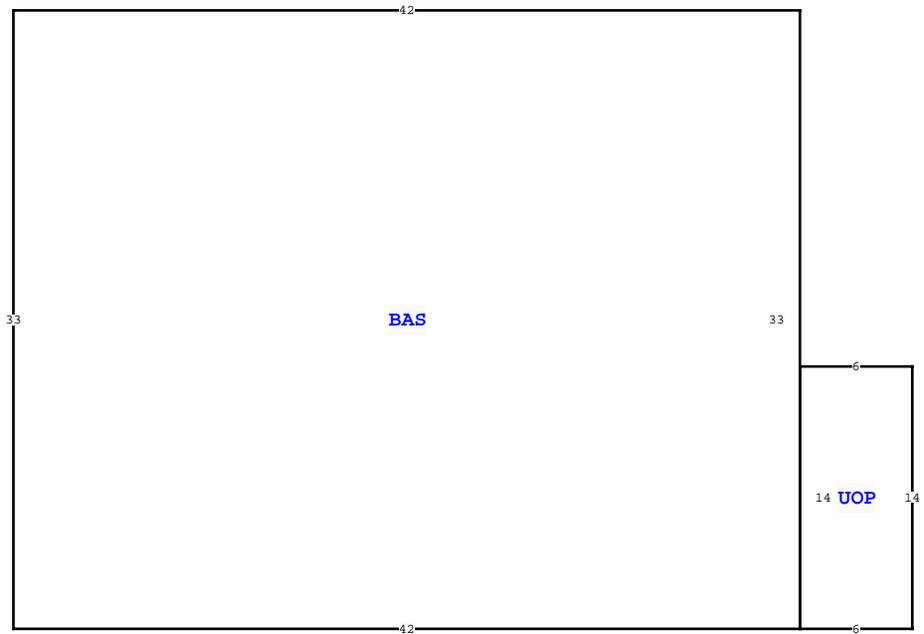
FGB FAMILY REVOCABLE TRUST DATED NOVEMBER 10, 2025
21302 S US HWY 441
HIGH SPRINGS, FL 32643

2026

09-7S-17-09968-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	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
BAS	1,386	100	
UOP	84	20	
TOTALS	1,470		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2020									Heated Area: 1386	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				113,590	
TOTAL MARKET OB/XF VALUE				13,296	
TOTAL LAND VALUE - MARKET				108,090	
TOTAL MARKET VALUE				139,056	
SOH/AGL Deduction				33,416	
ASSESSED VALUE				105,640	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				54,229	
TOTAL JUST VALUE				234,976	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				236,839	
SALE:1:1: SALE FOR 12.01 AC VAC LAND					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000041962	Electrical Servic	0	05/19/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/739	11/10/2025	QC	U	I	11	100
GRANTOR: BAAD FROSTALYN G						
GRANTEE: FGB FAMILY REVOCABL						
1464/625	4/13/2022	WD	U	I	11	100
GRANTOR: ORMAN KEITH F						
GRANTEE: BAAD FROSTALYN G						

EXTRA FEATURES																
L N	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	0040	BARN,POLE	0	100	38	92	UT	3.00	3.00	100	2006	2006	3	100	10,488	
2	0327	STABLES-SM	0	100	18	52	UT	3.00	3.00	100	2006	2006	3	100	2,808	

BLD DATE: 05/07/2026 MLU
 XF DATE:
 INC DATE:
 21302 S US HIGHWAY 441 , HIGH SPRINGS

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS= W42 S33 E42 UOP= E6 N14 W6 S14\$ N33\$.

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	0100	C	SFR	100			0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							
2	6200	A	PASTURE 3	0			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			0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							