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

2027

09-7S-17-09968-007

BUILDING CHARACTERISTICS

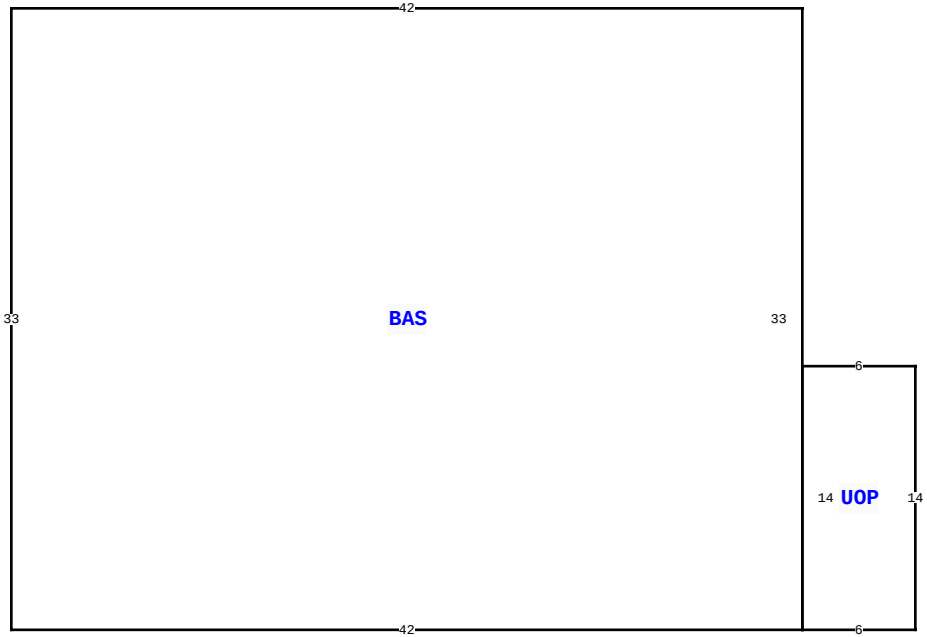
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	110,206
UOP	84	20		17	1,352
TOTALS	1,470			1,403	111,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	94.8000	104.28	146,305	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2020 Heated Area: 1386 HX Base Yr 2020



21302 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	100	38	92	3,496.00	UT	3.00	3.00	100	2006	2006	3	100	10,488	
2	0327	STABLES-SM	0	100	18	52	936.00	UT	3.00	3.00	100	2006	2006	3	100	2,808	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,558
TOTAL MARKET OB/XF VALUE		13,296
TOTAL LAND VALUE - MARKET		108,090
TOTAL MARKET VALUE		137,024
SOH/AGL Deduction		28,307
ASSESSED VALUE		108,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,306
TOTAL JUST VALUE		232,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,976

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 13,296

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			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							

REVIEW DATE 11/17/2017 BY BC Total Acres: 12.01 Total Land Value: 12,170 Market: 99,000 Agricultural: 3,080 Common: 9,090 PRINTED 11/17/2026 BY SYS