LOT 2 DOGWOOD ACRES S/D.

773-294, 867-970, 870-2187, CT 1

SANCHEZ GEORGINA
21533 S HWY 441
HIGH SPRINGS, FL 32643

2027

10-7S-17-09974-202

BUILDING CHARACTERISTICS

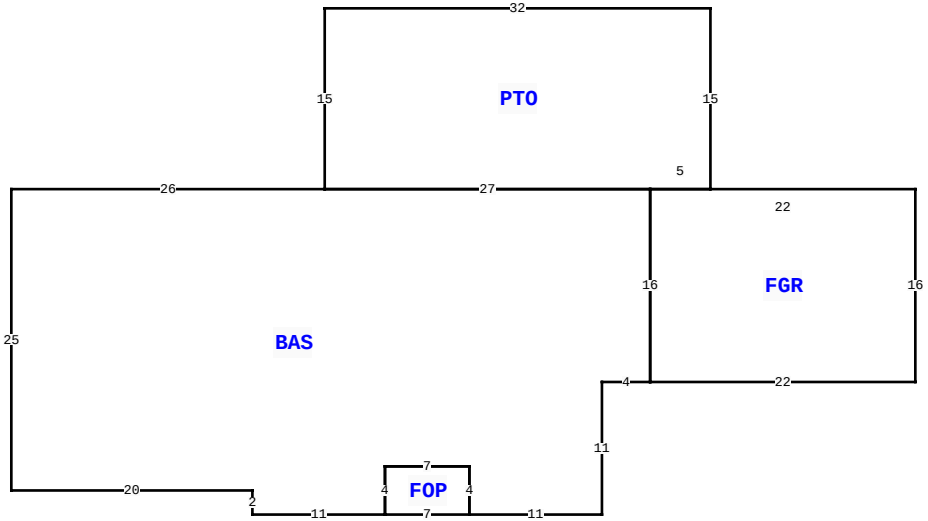
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,319	100		1,319	102,513
FGR	352	55		194	15,078
FOP	28	30		8	622
PTO	480	5		24	1,866
TOTALS	2,179			1,545	120,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	108.7020	119.57	184,736	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1319 HX Base Yr 2008



21533 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	0166	CONC,PAVMT	0	100	15	20	468.00	UT	1.40	1.40	100	0	0	3	100	655	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,078
TOTAL MARKET OB/XF VALUE	2,455
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	172,533
SOH/AGL Deduction	63,925
ASSESSED VALUE	108,608
TOTAL EXEMPTION VALUE	HX HB SX DX 106,411
BASE TAXABLE VALUE	2,197
TOTAL JUST VALUE	172,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,723

SALE:1:1: LOT 2 DOGWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/531	5/23/2024	LE	U	I	14	100
GRANTOR: SANCHEZ GEORGINA (ENH						
GRANTEE: REHMAN TANIA M (RMD						
1132/0739	8/29/2007	WD	Q	I		139,900
GRANTOR: HOMESALE INC OF DELAW						
GRANTEE: GEORGINA SANCHEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 E20 S2 E11 FOP= E7 N4 W7 S4$ N4 E7 S4 E11 N11
E4FGR= E22 N16 W22 S16$ N16 PTO= E5 N15 W32 S15E27$ W27$.

LAND DESCRIPTION

TOTAL OB/XF 2,455

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/05/2017 BY BC Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS