LOT 3 DOGWOOD ACRES S/D.

779-1964, 789-396, JTWRS 884-413

BANNER KATHRYN/JEFFERS MARVIN OSBON
21455 S US HWY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-203

BUILDING CHARACTERISTICS

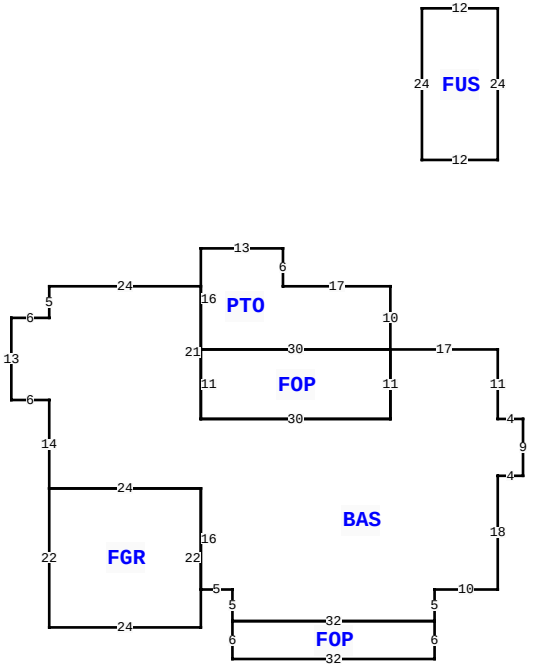
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,498	100		2,498	321,499
FGR	528	55		290	37,324
FOP	192	30		58	7,465
FOP	330	30		99	12,742
FUS	288	100		288	37,066
PTO	378	5		19	2,445
TOTALS	4,214			3,252	418,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,252	123.5586	138.39	450,044	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 100% - 1997 Heated Area: 2786 HX Base Yr 1997



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

21455 S US HIGHWAY 441 , HIGH SPRINGS

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
7	0166	CONC,PAVMT	0	100	0	0	529.00	UT	2.00	2.00	100	2018	2018	3	100	1,058	
8	0166	CONC,PAVMT	0	100	0	0	529.00	UT	2.00	2.00	100	2018	2018	3	100	1,058	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	418,541
TOTAL MARKET OB/XF VALUE	7,116
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	475,657
SOH/AGL Deduction	147,297
ASSESSED VALUE	328,360
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	276,949
TOTAL JUST VALUE	475,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,157

SALE:2:1: SOLD FROM DEVELOPER WITH FINANCING

XFOB:1:1: 1994 BRENTWOOD MH ORB 789-396 (NOTE)

SALE:1:1: LOT 3 DOGWOOD ACRES SEND INQUIRY

BLDG:1:1: BRENTWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36610	SFR	1,255	04/20/2018
15788	M H	125	07/15/1999
7475	M H	60	08/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/0403	6/24/1999	WD	Q	I	01	22,800
GRANTOR: BANNER						
GRANTEE: BANNER-JEFFERS JTWR						
0789/0396	4/14/1994	WD	U	I	12	88,950
GRANTOR: ELSIE CICHORACKI						
GRANTEE: KATHRYN BANNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W17 N6 W13 S16 E30$ FOP= W30 S11 E30 N11$ S11 W30 N21 W24 S5 W6 S13 E6 S14 FGR= S22 E24 N22 W24$ E24 S16 E5 S5 FOP= S6 E32 N6 W32$ E32 N5 E10 N18 E4 N9 W4 N11$ PTR= N30 FUS= N24 W12 S24 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,116

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 01/30/2019 BY JH Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/23/2026 BY SYS