LOT 4 DOGWOOD ACRES S/D.

780-1869, 836-729, 917-251, PB 1

WHEELER JOSEPH K
21439 S US HWY 441
HIGH SPRINGS, FL 32643

2027

10-7S-17-09974-204

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

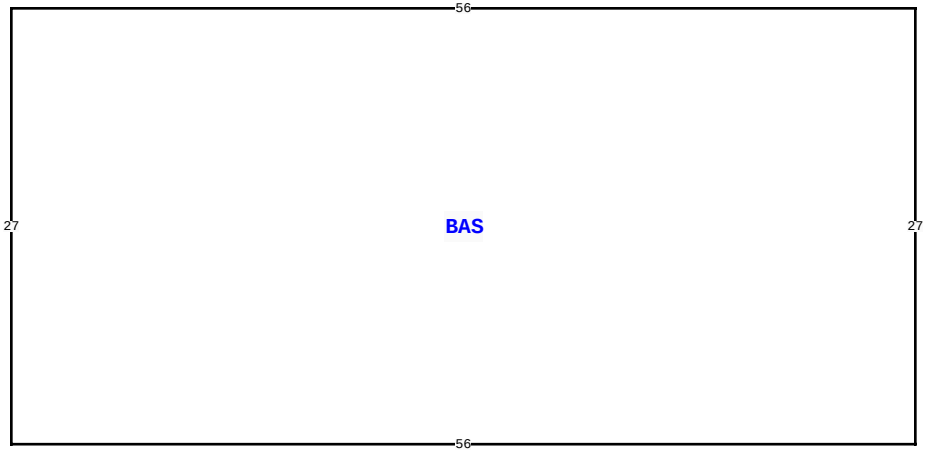
NEIGHBORHOOD/LOC 10717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,166
TOTALS	1,512			1,512	88,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	114.0000	106.02	160,302	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1512 HX Base Yr 2010



21439 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/07/2026 MLU | 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	12	80	960.00	UT	3.00	3.00	100	2003	2003	3	100	2,880	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0030	BARN,MT	0	100	50	42	2,100.00	UT	15.00	15.00	100	2026	2025		100	31,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,166
TOTAL MARKET OB/XF VALUE	42,280
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	180,446
SOH/AGL Deduction	69,458
ASSESSED VALUE	110,988
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	59,577
TOTAL JUST VALUE	180,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056335	Electrical Servic		08/14/2026
000053098	Storage Building	22,648	05/13/2025
20309	M H	125	01/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/2364	5/13/2008	WD	Q	I		122,000
GRANTOR: BRENDA WHITLEY HANN						
GRANTEE: JOSEPH K WHEELER						
1142/1523	2/08/2008	PR	Q	I	03	0
GRANTOR: CHARLES MCGILL ESTATE						
GRANTEE: BRENDA WHITLEY HANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 42,280

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	0200	C	MBL HM	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 08/28/2025 BY JB Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS