COMM NE COR OF SW1/4 OF NW1/4, R
FT FOR POB, CONT W 563.76 FT TO
US HWY 41, S 314.95 FT, E 564.10

SCHERER RAYMOND W/SCHERER SARA A
21021 S HWY 441
HIGH SPRINGS, FL 32643

2027

10-7S-17-09977-000

BUILDING CHARACTERISTICS

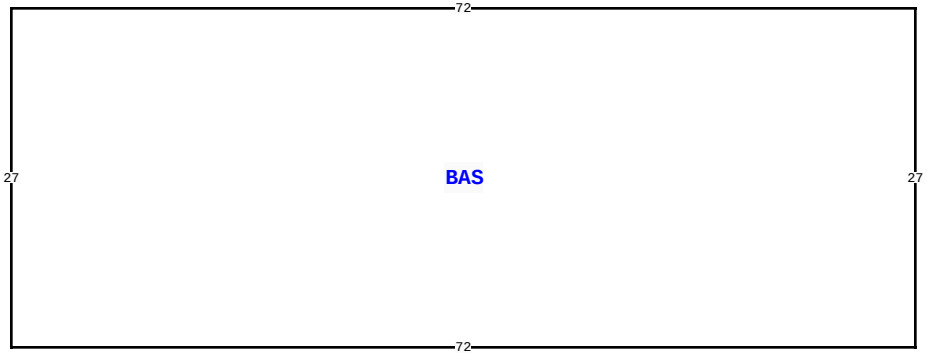
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10717.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	115,249
TOTALS	1,944			1,944	115,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	115.9000	107.79	209,544	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1944 HX Base Yr 2005



21021 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0255	MBL HOME S	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1983	1983		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,249
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		53,040
TOTAL MARKET VALUE		180,689
SOH/AGL Deduction		100,930
ASSESSED VALUE		79,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,348
TOTAL JUST VALUE		180,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/811	3/28/2023	LE	U	I	14	100
GRANTOR: SCHERER RAYMOND W						
GRANTEE: ADAIR KENNETH S (RM						
0971/2436	1/08/2003	WD	Q	I		82,000
GRANTOR: ROBERT TODD JR & JOYC						
GRANTEE: RAYMOND W & SARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E72 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,400

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		00	0.00	0.00	3.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	40,040							
2	9900	C	AC NON-AG	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 12/09/2021 BY JB Total Acres: 4.08 Total Land Value: 53,040 Market: 0 Agricultural: 0 Common: 53,040 PRINTED 11/17/2026 BY SYS