LOT 1 ADAMS ROAD S/D.

782-231, WD 845-474, 890-186, 18

MABBITT KIRK/LUCAS HEATHER
21025 S HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

10-7S-17-09977-101

BUILDING CHARACTERISTICS

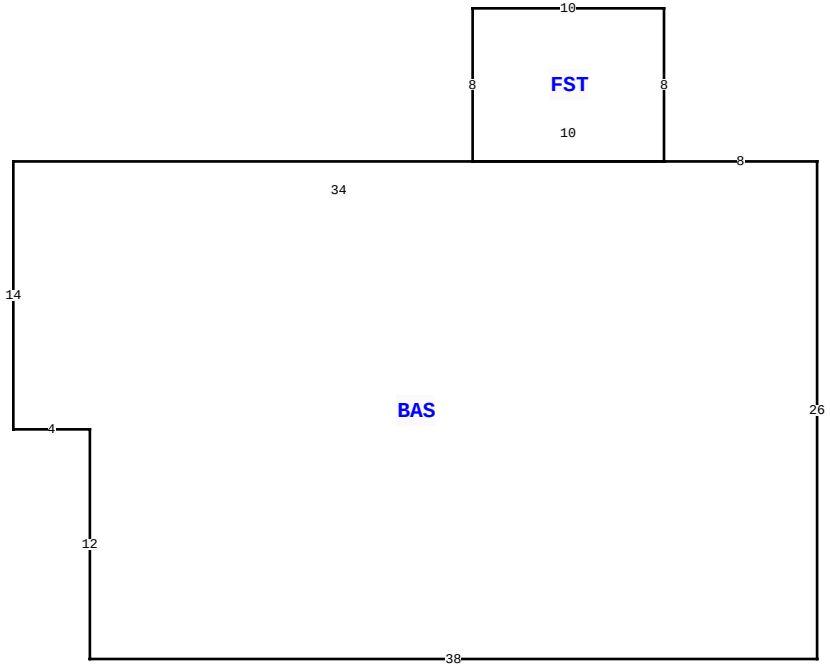
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		10717.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	61,719
FST	80	55		44	2,601
TOTALS	1,124			1,088	64,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	81.2022	90.95	98,954	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1044 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

21025 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,320
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	86,470
SOH/AGL Deduction	0
ASSESSED VALUE	86,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,470
TOTAL JUST VALUE	86,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1348	1/19/2021	WD	U	I	11	100
GRANTOR: BAKER SAMUEL CLYDE II						
GRANTEE: MABBITT KIRK						
1376/2613	1/22/2019	QC	U	I	11	29,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: SAMUEL CLYDE BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FST= N8 W10 S8 E10$ W34 S14 E4 S12 E38 N26$.

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	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/30/2017 BY BC Total Acres: 0.67 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/10/2026 BY SYS