COMM SW COR OF SEC, E 100 FT TO
FOR POB, N 319.65 FT, E 936.82 F
SO S LINE OF SEC 10, W 935.52 FT

MARTIN KENNETH B/PROCTOR PENNY S
21705 S US HIGHWAY 441
HIGH SPRINGS, FL 32655

2027

10-7S-17-09979-001

BUILDING CHARACTERISTICS

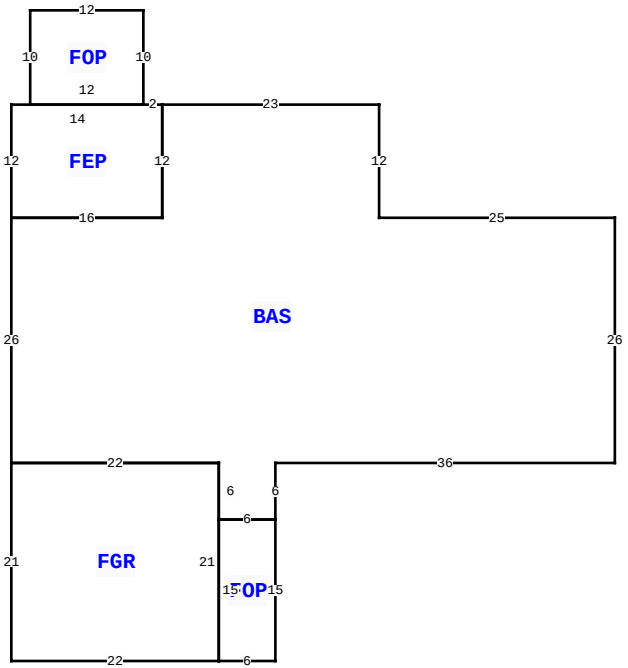
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	10717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	236,278
FEP	192	80		154	18,414
FGR	462	55		254	30,371
FOP	90	30		27	3,228
FOP	120	30		36	4,305
TOTALS	2,840			2,447	292,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	120.7800	132.86	325,108	1985	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1976 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

21705 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		292,597
TOTAL MARKET OB/XF VALUE		25,500
TOTAL LAND VALUE - MARKET		80,520
TOTAL MARKET VALUE		398,617
SOH/AGL Deduction		147,293
ASSESSED VALUE		251,324
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		194,913
TOTAL JUST VALUE		398,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050809	Storage Building	11,000	09/12/2024
31408	M H	433	08/30/2013
22903	M H	250	03/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2775	4/24/2023	WD	Q	I	01	434,000
GRANTOR: SIKES CYNTHIA						
GRANTEE: MARTIN KENNETH B						
1446/410	8/23/2021	WD	Q	I	01	365,000
GRANTOR: RUSSELL DEBRA L AKA D						
GRANTEE: SIKES CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N12 W23 FEP= W2 FOP= N10 W12 S10 E12$ W14 S12 E16 N12$ S12 W16 S26 FGR= S21 E22 N21 W22$ E22 S6 FOP= S15 E6 N15 W6$ E6 N6 E36 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
9	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 25,500

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		A-1	0.00	0.00	6.71	AC		1.00	1.00	1.00	12,000.00	12,000.00	80,520							

REVIEW DATE 11/13/2024 BY JB Total Acres: 6.71 Total Land Value: 80,520 Market: 0 Agricultural: 0 Common: 80,520 PRINTED 11/17/2026 BY SYS