COMM AT NW COR OF SW1/4, RUN E 2
R/W LINE OF US-HWY 441, CONT E 1
R/W LINE OF US-HWY 441 FOR POB,

KINNAMON MEADOW SATIVA/KINNAMON THOMAS PATRICK JR
17469 NW 237TH ST
HIGH SPRINGS, FL 32643

2027

15-6S-17-09676-003

BUILDING CHARACTERISTICS

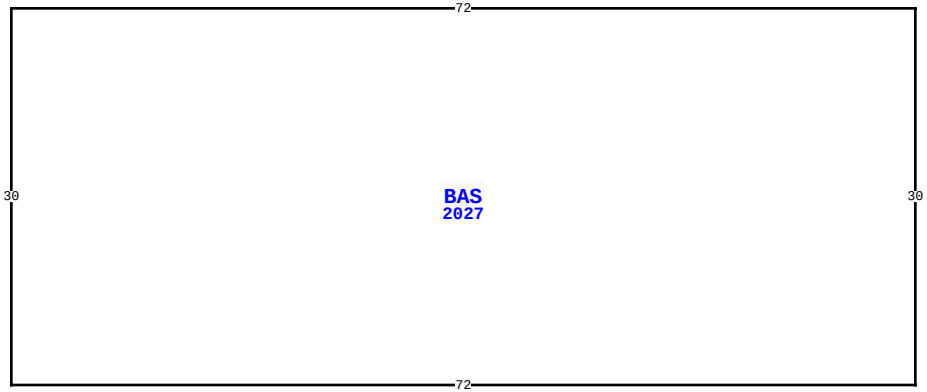
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2027	2,160	223,450
TOTALS	2,160			2,160	223,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.5000	105.56	228,010	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 2160 HX Base Yr



16259 S US HIGHWAY 441, LAKE CITY

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,450
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	40,590
TOTAL MARKET VALUE	238,519
SOH/AGL Deduction	0
ASSESSED VALUE	238,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,519
TOTAL JUST VALUE	271,040
NCON VALUE	230,450
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055553	Mobile Home		04/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/174	3/05/2026	WD	Q	V	01	93,000
GRANTOR: COYLE DANIEL JESSUP						
GRANTEE: KINNAMON MEADOW SAT						
1546/1196	8/06/2025	WD	U	V	11	100
GRANTOR: COYLE DANIEL JESSUP						
GRANTEE: COYLE DANIEL JESSUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=12,8] E72 S30 W72 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	445.00	445.00	3,569							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	4,500.00	4,500.00	36,090							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 07/16/2026 BY JAELIN Total Acres: 9.02 Total Land Value: 8,069 Market: 36,090 Agricultural: 3,569 Common: 4,500 PRINTED 11/17/2026 BY SYS