LOT 32 HAPPY VALLEY S/D.

761-503, 796-1899, 810-463, 853-

NISWONGER JEANNE NICOLE
22353 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-033

BUILDING CHARACTERISTICS

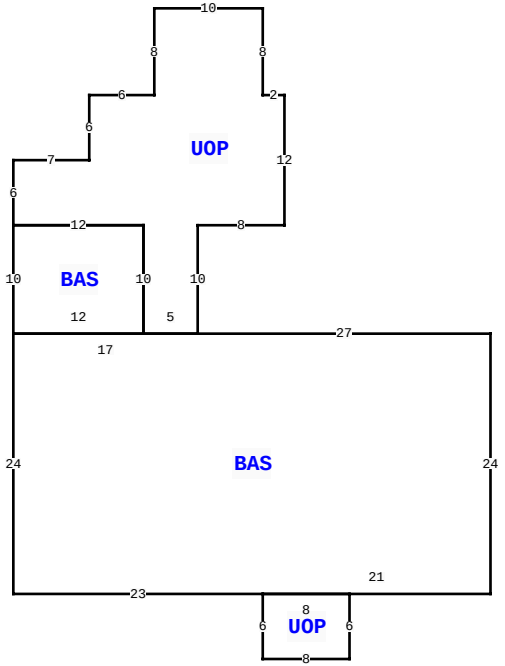
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	15717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	9,278
BAS	1,056	100		1,056	81,647
UOP	48	25		12	928
UOP	388	25		97	7,500
TOTALS	1,612			1,285	99,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,285	127.9000	118.95	152,851	1985	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2022 Heated Area: 1176 HX Base Yr 2022



22353 S US HIGHWAY 441 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,353
TOTAL MARKET OB/XF VALUE		19,300
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		140,653
SOH/AGL Deduction		58,776
ASSESSED VALUE		81,877
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,466
TOTAL JUST VALUE		140,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/290	9/23/2021	WD	Q	I	01	135,000
GRANTOR: RICHMOND SANDRA L KAL						
GRANTEE: NISWONGER JEANNE NI						
1437/1237	5/11/2021	QC	U	I	11	100
GRANTOR: KALILICH-RICHMOND SAN						
GRANTEE: KALILICH-RICHMOND S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N10 E8 N12 W2 N8 W10 S8 W6 S6 W7 S6 BAS= S10 E12 N10 W12$ E12 S10 E5$ W17 S24 E23 UOP= S6 E8 N6 W8$E21 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	22	1.00	UT	9,000.00	9,000.00	100	2022	2021		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 19,300

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/22/2021 BY CP Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS