COMM SW COR OF NW1/4 OF NW1/4, N
POB, E 1273.80 FT, N 239.25 FT,
S 239.25 FT TO POB.

RIVERS MICHAEL TAYLOR/RIVERS THORA S
21835 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09991-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

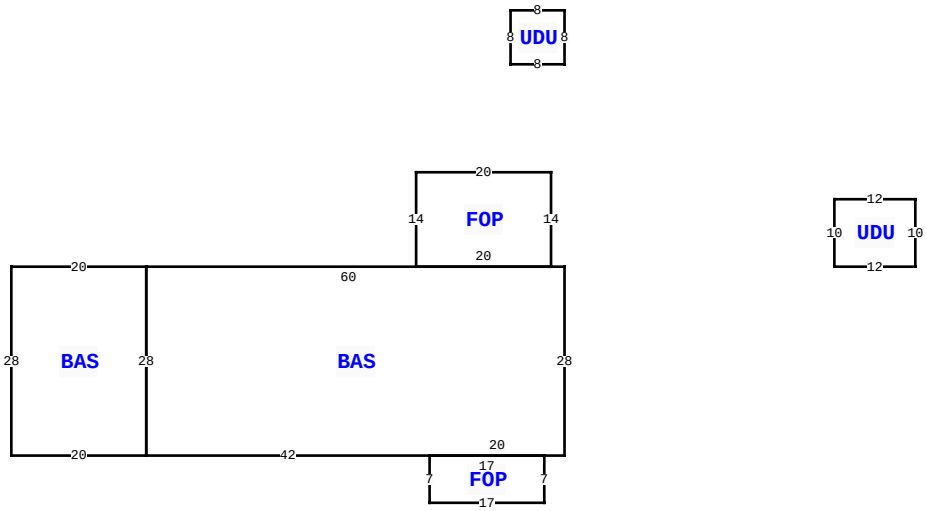
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	42,108
BAS	1,736	100		1,736	130,533
FOP	119	30		36	2,707
FOP	280	30		84	6,316
UDU	64	55		35	2,632
UDU	120	55		66	4,963
TOTALS	2,879			2,517	189,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	101.4720	115.68	291,167	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2296 HX Base Yr 2023



21835 S US HIGHWAY 441 , HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,259
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		66,500
TOTAL MARKET VALUE		206,285
SOH/AGL Deduction		18,227
ASSESSED VALUE		188,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,647
TOTAL JUST VALUE		259,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,937

SALE:1:1: DOT CHECKED - PAID TOO MUCH - SEE CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10136	M H	125	08/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2403	11/01/2022	WD	U	I	11	100
GRANTOR: RIVERS PENNY GENE						
GRANTEE: RIVERS MICHAEL TAYL						
1192/2721	4/15/2010	WD	U	I	16	208,600
GRANTOR: PENNY GENE RIVERS ETA						
GRANTEE: PENNY GENE & STERLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N14 W20 S14 E20$ W60 BAS= W20 S28 E20 N28$ S28 E42 FOP= S7 E17 N7 W17$ E20 N28$ PTR= N30 UDU= N8 W8 S8 E8$ S30$ PTR= E40 UDU= E12 N10 W12 S10$ W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	54,500							
3	6200	A	PASTURE 3	0		00	0.00	0.00	5.45	AC		1.00	1.00	1.00	280.00	280.00	1,526							

REVIEW DATE 12/11/2017 BY BC Total Acres: 6.45 Total Land Value: 13,526 Market: 54,500 Agricultural: 1,526 Common: 12,000 PRINTED 05/08/2026 BY SYS