

COMM SW COR OF NW1/4 OF NW1/4, N
 FT) FOR POB, E 19.3 CHAINS (1273
 CHAINS (239.25 FT), W 19.3 CHAIN

RIVERS PENNY GENE/RIVERS STERLING PAGE
 21885 S US HWY 441
 HIGH SPRINGS, FL 32643

2026

15-7S-17-09991-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																														
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																												
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 23,000 TOTAL LAND VALUE - MARKET 64,500 TOTAL MARKET VALUE 24,806 SOH/AGL Deduction 0 ASSESSED VALUE 24,806 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,806 TOTAL JUST VALUE 87,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 87,500																														
																				LAND:1:1: JOINS 09991-001 SALE:1:1: 6.45 ACRES ADJACENT LANDOWNER																														
DOR CODE 6200 PASTURE CLS33																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>32036</td> <td>M H</td> <td>450</td> <td>06/13/2014</td> </tr> <tr> <td>11427</td> <td>ADDN SFR</td> <td>110</td> <td>07/18/1996</td> </tr> <tr> <td>9132</td> <td>PUMP/UTPOL</td> <td>30</td> <td>12/05/1994</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	32036	M H	450	06/13/2014	11427	ADDN SFR	110	07/18/1996	9132	PUMP/UTPOL	30	12/05/1994					
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NEIGHBORHOOD/LOC 15717.00 1.00/																				GRANTOR: PENNY GENE RIVERS ETA GRANTEE: PENNY GENE & STERLI GRANTOR: GREG MONTGOMERY GRANTEE: RIVERS																														
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				BUILDING NOTES BUILDING DIMENSIONS																														
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																														
EXTRA FEATURES										21837 S US HIGHWAY 441 , HIGH SPRINGS										05/15/2024 MLU																														
L N	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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	20,000																																		
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																		
LAND DESCRIPTION										TOTAL OB/XF 23,000																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	280.00	280.00	1,806																																	
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	6.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,500																																	
REVIEW DATE 12/11/2017 BY BC										Total Acres: 6.45 Total Land Value: 1,806										Market: 64,500 Agricultural: 1,806 Common: 0 PRINTED 06/22/2026 BY SYS																														