COMM INTERS OF N LINE OF SW1/4 O
US-41, S 850 FT FOR POB, E 200 F
200 FT, N 110 FT TO POB.

CAMPBELL ADRIANE LEIGH
22151 US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09992-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

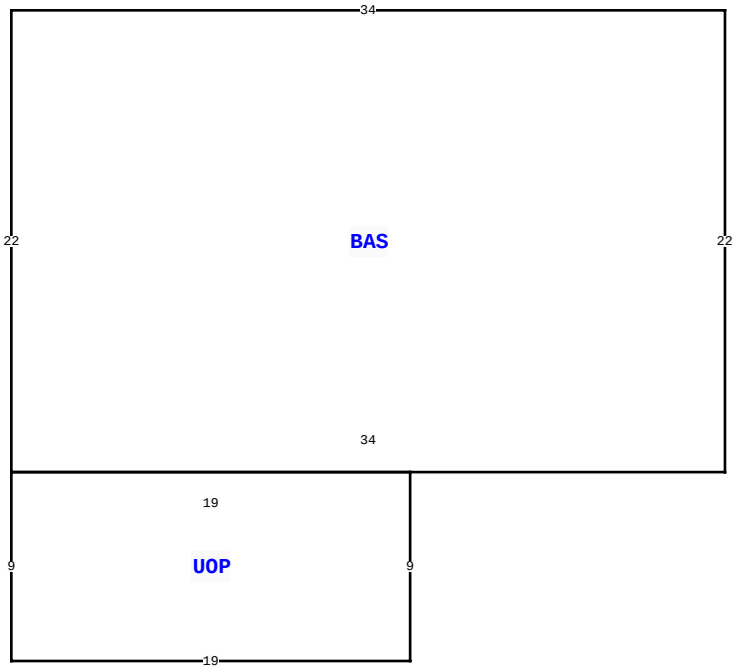
NEIGHBORHOOD/LOC 15717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100		748	100,872
UOP	171	20		34	4,586
TOTALS	919			782	105,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	782	131.4400	149.84	117,175	1965	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 748 HX Base Yr



22151 S US HIGHWAY 441 , HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,458
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	118,958
SOH/AGL Deduction	0
ASSESSED VALUE	118,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,958
TOTAL JUST VALUE	118,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2001	5/28/2019	WD	Q	I	01	87,500
GRANTOR: NELSON C & KAREN CITT						
GRANTEE: ADRIANE LEIGH CAMPB						
1369/1278	9/24/2018	WD	Q	I	01	30,000
GRANTOR: DANIEL ANDREW WEINING						
GRANTEE: NELSON C & KAREN CI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S22 UOP= S9 E19 N9 W19$ E34 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

REVIEW DATE 12/12/2017 BY BC Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 05/08/2026 BY SYS