

S1/2 OF N1/2 OF SW1/4, EX COMM S
OF SW1/4, E 100 FT FOR POB, N 37
FT, S 20 FT, E 302.82 FT, S 351.

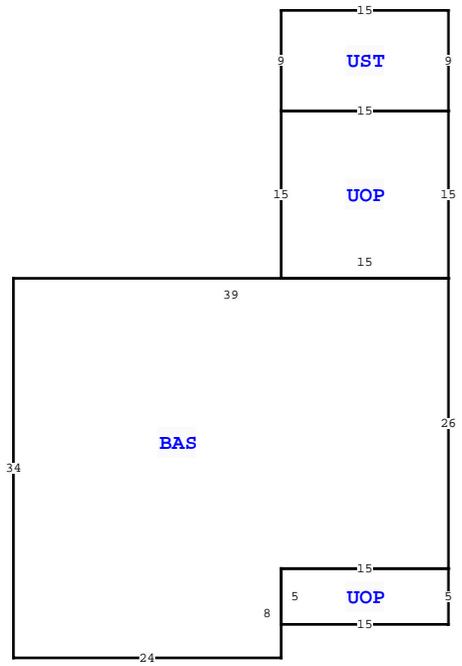
WALDEN JERRICA/WALDEN MATTHEW
22403 S US HWY 441
HIGH SPRINGS, FL 32643

2026

15-7S-17-09995-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	1,206	100	
UOP	75	20	
UOP	225	20	
UST	135	45	
TOTALS	1,641		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,327	87.3000	99.52	132,063	1947	1947	0	0	25	35.00	40.00
1 SINGLE FAM 0% - 2024 Heated Area: 1206 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			52,825
TOTAL MARKET OB/XF VALUE			20,450
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			85,081
SOH/AGL Deduction			0
ASSESSED VALUE			85,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,081
TOTAL JUST VALUE			172,275
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/642	4/01/2020	WD	U	I	30	122,400

GRANTOR: SCOTT HARRY A
GRANTEE: WALDEN JERRICA

EXTRA FEATURES																	
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	0020	BARN,FR	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2018	2018		100	8,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	15,000.00	15,000.00	25	2013	2013		75	11,250	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=40,3] W39 S34 E24 N8 E15 N26 \$	
UOP=[ORIG=25,-12] E15 S15 W15 N15 \$	
UST=[ORIG=25,-21] E15 S9 W15 N9 \$	
UOP=[ORIG=25,29] E15 S5 W15 N5 \$	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.15	AC		1.00	1.00	1.00	281.00	281.00	1,728								
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.85	AC		1.00	1.00	1.00	280.00	280.00	1,078								
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000								