

COMM AT NW COR OF NW1/4 OF SE 1/
S 434.10 FT FOR POB, CONT S 580
N 580 FT, E 375.52 FT TO POB .

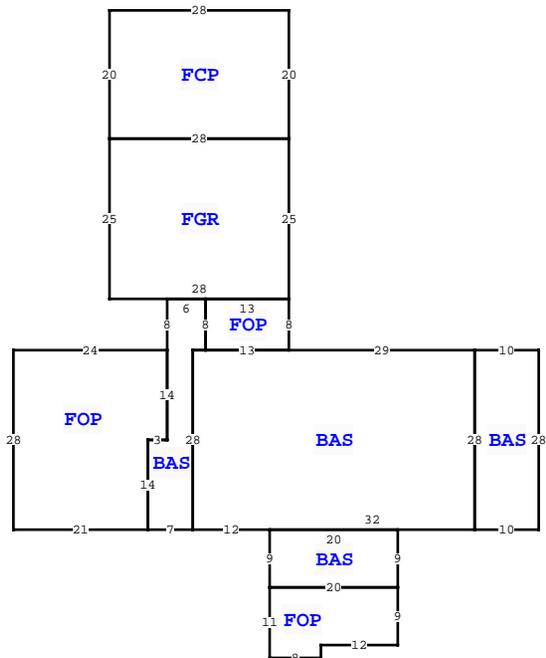
DUBOSE ALAN W/DUBOSE SHANNON MARIE
22224 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

16-7S-17-10004-000
16-7S-17-10004-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,698	118.3350	134.90	363,960	1940	2012	0	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1894 HX Base Yr 2019														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	21,125
BAS	202	100		202	23,708
BAS	280	100		280	32,862
BAS	1,232	100		1,232	144,591
FCP	560	25		140	16,431
FGR	700	55		385	45,185
FOP	104	30		31	3,638
FOP	196	30		59	6,924
FOP	630	30		189	22,182
TOTALS	4,084			2,698	316,645

22224 S US HIGHWAY 441 , HIGH SPRINGS

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

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	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	400
2	0040	BARN,POLE	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	9,750

TOTAL OB/XF 10,150

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC	1.00	1.00	1.00	13,000.00	13,000.00	52,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		316,645	
TOTAL MARKET OB/XF VALUE		10,150	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		391,795	
SOH/AGL Deduction		123,739	
ASSESSED VALUE		268,056	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		216,645	
TOTAL JUST VALUE		391,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,832	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34444	REMODEL	803	09/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0332	6/20/2016	WD	U	I	30	100
GRANTOR: TRUDIE ANN DUBOSE						
GRANTEE: ALAN W & SHANNON M						
1221/1329	9/16/2011	WD	U	I	11	100
GRANTOR: KENNETH & TRUDIE ANN						
GRANTEE: KENNETH L & TRUDIE						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W29 FOP= N8 FGR= N25 FCP= N20 W28 S20 E28\$ W28 S25 E28\$
 W13 S8 E13\$ W13 BAS= N8 W6 S8 FOP= W24 S28 E21 N14 E3 N14 \$
 S14 W3 S14 E7 N28 E2\$ W2 S28 E12 BAS= S9 FOP= S11 E8 N2 E12
 N9 W20\$ E20 N9 W20\$ E32 BAS= E10 N28 W10 S28\$ N28\$.