

COMM SE COR, RUN W 50 FT TO W
R/W US-441 FOR POB, CONT W
749.87 FT, N 419.02 FT, E

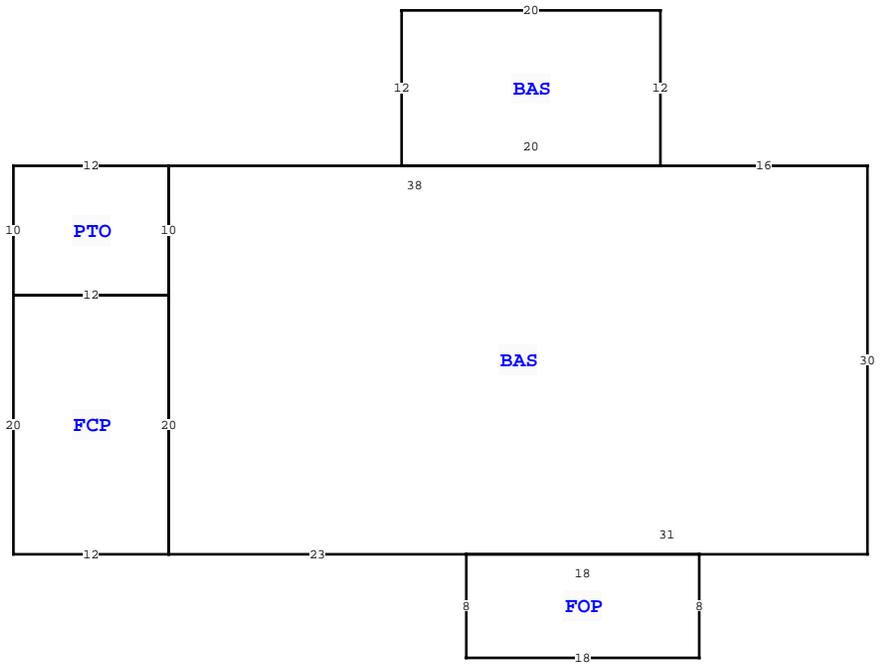
SCUDDER STEVEN W/SCUDDER BRENDA J
221 SW WINCHESTER GLN
HIGH SPRINGS, FL 32643-9338

2026

16-7S-17-10005-001
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	1,620	100	
FCP	240	25	
FOP	144	30	
PTO	120	5	
TOTALS	2,364		1,969

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1997								
Heated Area: 1860						HX Base Yr 1997					



COLUMBIA COUNTY PROPERTY		
VALUATION BY	VALUATION SUMMARY	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	153,978	
TOTAL MARKET OB/XF VALUE	16,781	
TOTAL LAND VALUE - MARKET	108,270	
TOTAL MARKET VALUE	279,029	
SOH/AGL Deduction	109,437	
ASSESSED VALUE	169,592	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	118,181	
TOTAL JUST VALUE	279,029	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	276,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28803	M H	383	08/23/2010
11191	SFR	265	05/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/1382	4/24/2008	WD	U	I		100
GRANTOR: HAROLD W & MARIE Y WH						
GRANTEE: STEVEN W & BRENDA J						
0945/1376	1/24/2002	WD	U	I		22,000
GRANTOR: JESSE J HOLLOWAY						
GRANTEE: STEVEN W & BRENDA S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0			351.00	UT	1.50
2	0294	SHED WOOD/	0	100	28	32			896.00	UT	7.50
3	0294	SHED WOOD/	0	100	28	32			896.00	UT	7.50
4	0166	CONC, PAVMT	0	100	12	14			168.00	UT	2.00
5	0070	CARPORT UF	0	100	18	22			396.00	UT	1.50
6	0296	SHED METAL	0	100	12	20			240.00	UT	10.00
7	0263	PRCH, USP	0	100	0	0			1.00	UT	0.00

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
1	0100	C	SFR	100		00	0.00	0.00	12.03	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= W16 BAS= N12 W20 S12 E20\$ W38 PTO= W12 S10 E12 N10\$ S10											
FCP= W12 S20 E12 N20\$ S20 E23 FOP= S8 E18 N8 W18\$ E31 N30\$.											

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	100		00	0.00	0.00	12.03	AC	1.00	1.00	1.00		9,000.00	9,000.00	108,270							