

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  
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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 Floor	14	CARPET	90
Interior Floor	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	118.20	232,736	1996	1996	0	0	35.00	65.00

Heated Area: 1860 HX Base Yr 1997

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		151,278	
TOTAL MARKET OB/XF VALUE		16,781	
TOTAL LAND VALUE - MARKET		108,270	
TOTAL MARKET VALUE		276,329	
SOH/AGL Deduction		106,737	
ASSESSED VALUE		169,592	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		118,181	
TOTAL JUST VALUE		276,329	
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 / I	V / I	RSN CD	SALE PRICE
1159/1382	4/24/2008	WD U	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		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0294	SHED WOOD/	7.50
3	0294	SHED WOOD/	7.50
4	0166	CONC, PAVMT	2.00
5	0070	CARPOR UF	1.50
6	0296	SHED METAL	10.00
7	0263	PRCH, USP	0.00

TOTAL OB/XF												16,781				
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	0166	CONC, PAVMT	0	100	0	0	UT		1.50	100	1996	1996	3	100	527	
2	0294	SHED WOOD/	0	100	28	32	UT	7.50	7.50	100	2005	2005	3	100	6,720	
3	0294	SHED WOOD/	0	100	28	32	UT	7.50	7.50	70	2005	2005	3	70	4,704	
4	0166	CONC, PAVMT	0	100	12	14	UT	2.00	2.00	100	2002	2002	3	100	336	
5	0070	CARPOR UF	0	100	18	22	UT	1.50	1.50	100	2010	2010	3	100	594	
6	0296	SHED METAL	0	100	12	20	UT	10.00	10.00	100	2010	2010	3	100	2,400	
7	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION		LAND USE DESCRIPTION	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR

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							

BUILDING NOTES	
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\$.	
BUILDING DIMENSIONS	