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

2027

16-7S-17-10005-001

BUILDING CHARACTERISTICS

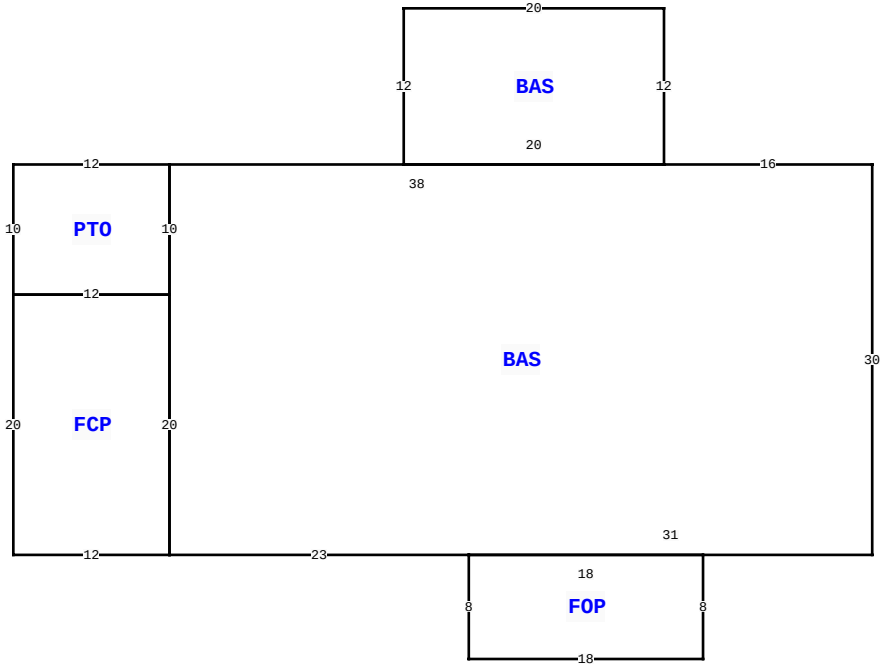
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,110
BAS	1,620	100		1,620	122,243
FCP	240	25		60	4,527
FOP	144	30		43	3,245
PTO	120	5		6	453
TOTALS	2,364			1,969	148,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	105.5360	116.09	228,581	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1860 HX Base Yr 1997



218 SW WINCHESTER GLN, HIGH SPRINGS

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

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
1	0166	CONC,PAVMT	0	100	0	0	351.00	UT	1.50	1.50	100	1996	1996	3	100	527	
2	0294	SHED WOOD/	0	100	28	32	896.00	UT	7.50	7.50	100	2005	2005	3	100	6,720	
3	0294	SHED WOOD/	0	100	28	32	896.00	UT	7.50	7.50	70	2005	2005	3	70	4,704	
4	0166	CONC,PAVMT	0	100	12	14	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
5	0070	CARPORT UF	0	100	18	22	396.00	UT	1.50	1.50	100	2010	2010	3	100	594	
6	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,578
TOTAL MARKET OB/XF VALUE		16,781
TOTAL LAND VALUE - MARKET		108,270
TOTAL MARKET VALUE		273,629
SOH/AGL Deduction		98,949
ASSESSED VALUE		174,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,269
TOTAL JUST VALUE		273,629
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						

BUILDING NOTES

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 16,781

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

REVIEW DATE 12/06/2017 BY BC Total Acres: 12.03 Total Land Value: 108,270 Market: 0 Agricultural: 0 Common: 108,270 PRINTED 11/17/2026 BY SYS