NE1/4 OF NE1/4 EX BEG INTERS OF SEC & W R/W US-41 RUN S 210 FT, 176.92 FT, N 135 FT TO SEC LINE,

STEEDLEY QUENTIN R/STEEDLEY SAMANTHA C
22854 S US HIGHWAY 441
HIGH SPRINGS, FL 32643-1477

2027

21-7S-17-10032-000

BUILDING CHARACTERISTICS

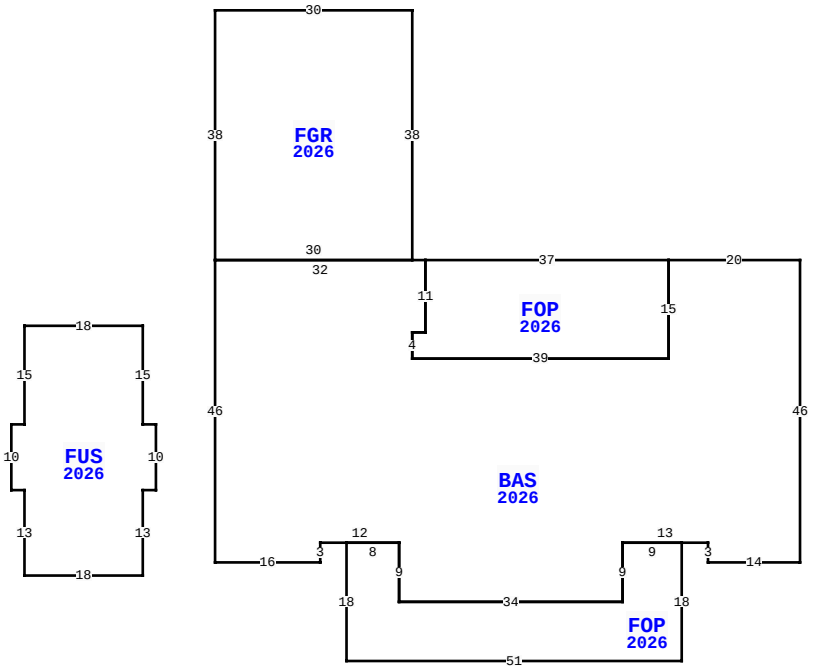
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,660	100	2026	3,660	477,923
FGR	1,140	55	2026	627	81,874
FOP	563	30	2026	169	22,068
FOP	612	30	2026	184	24,027
FUS	724	100	2026	724	94,540
TOTALS	6,699			5,364	700,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,364	118.7062	130.58	700,431	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 100% - 2026 Heated Area: 4384 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

22854 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	700,431
TOTAL MARKET OB/XF VALUE	105,199
TOTAL LAND VALUE - MARKET	205,275
TOTAL MARKET VALUE	924,277
SOH/AGL Deduction	0
ASSESSED VALUE	924,277
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	872,866
TOTAL JUST VALUE	1,010,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53486	Electrical Servic		06/30/2025
000053486	Electrical Servic		06/30/2025
000051970	Swimming Pool and	87,500	01/03/2025
000050563	New Residential C	500,000	08/15/2024
33997	M H	590	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0910	2/04/2016	WD	Q	V	03	186,000
GRANTOR: HAROLD W WHITTEN & MA						
GRANTEE: QUENTIN R & SAMANTH						
1152/2003	6/18/2008	QC	Q	V	01	100
GRANTOR: STEVEN W & BRENDA J S						
GRANTEE: HAROLD W WHITTEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] W20 S15 W39 N4 E2 N11 W32 S46 E16 N3 E12 S9 E34 N9 E13 S3 E14 N46 $
FGR=[YR=2026;ORIG=-79,-48] E30 S38 W30 N38 $
FOP=[YR=2026;ORIG=-8,33] W9 S9 W34 N9 W8 S18 E51 N18 $
FOP=[YR=2026;ORIG=-10,-10] W37 S11 W2 S4 E39 N15 $
FUS=[YR=2026;ORIG=-90,0] W18 S15 W2 S10 E2 S13 E18 N13 E2 N10 W2 N15 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	0210	GARAGE U	0	100	30	44	1,320.00	UT	16.00	16.00	100	2017	2017	3	100	21,120	
4	0040	BARN,POLE	0	100	70	44	3,080.00	UT	5.00	5.00	100	2017	2017	3	100	15,400	
5	0280	POOL R/CON	0	100	0	0	765.00	UT	70.00	70.00	100	2026	2025		98	52,479	
6	0080	DECKING	0	100	0	0	1,595.00	UT	8.00	8.00	100	2026	2025		100	12,760	
7	0166	CONC,PAVMT	0	100	0	0	680.00	UT	3.00	3.00	100	2026	2025		100	2,040	

LAND DESCRIPTION

TOTAL OB/XF 105,199

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			0.00	0.00	15.37	AC		1.00	1.00	1.00	7,500.00	7,500.00	115,275							
2	5600	A	TIMBER 3	100					12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372							
3	9910	M	MKT.VAL.AG	100					12.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	90,000							
4	9600	C	WASTELAND	100		A-1	0.00	0.00	6.50	AC		1.00	1.00	0.00	7,500.00	0.00	0							

REVIEW DATE 05/05/2026 BY robin Total Acres: 33.87 Total Land Value: 118,647 Market: 90,000 Agricultural: 3,372 Common: 115,275 PRINTED 11/17/2026 BY SYS