

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,

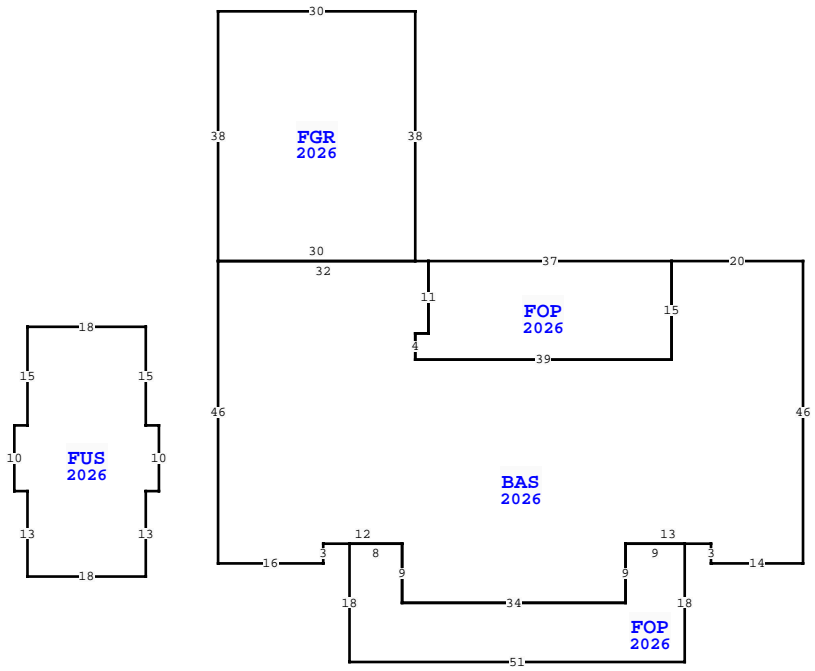
STEEDLEY QUENTIN R/STEEDLEY SAMANTHA C  
22854 S US HIGHWAY 441  
HIGH SPRINGS, FL 32643-1477

**2026**

21-7S-17-10032-000  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	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
BAS	3,660	100	2026
FGR	1,140	55	2026
FOP	563	30	2026
FOP	612	30	2026
FUS	724	100	2026
TOTALS	6,699		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026		Heated Area: 4384					HX Base Yr 2025	



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		713,144
TOTAL MARKET OB/XF VALUE		105,199
TOTAL LAND VALUE - MARKET		205,275
TOTAL MARKET VALUE		936,990
SOH/AGL Deduction		0
ASSESSED VALUE		936,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		885,579
TOTAL JUST VALUE		1,023,618
NCON VALUE		846,571
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53486	Electrical Serv		06/30/2025
000053486	Electrical Serv		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	Q	V	03	186,000
GRANTOR: HAROLD W WHITTEN & MA						
GRANTEE: QUENTIN R & SAMANTH						
1152/2003	6/18/2008	QC Q	Q	V	01	100
GRANTOR: STEVEN W & BRENDA J S						
GRANTEE: HAROLD W WHITTEN &						

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
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	
6	0210	GARAGE U	0	100	30	44	1,320.00	UT	16.00	100	2017	2017	3	100	21,120	
7	0040	BARN, POLE	0	100	70	44	3,080.00	UT	5.00	100	2017	2017	3	100	15,400	
10	0280	POOL R/CON	0	100	0	0	765.00	UT	70.00	100	2026	2025		98	52,479	
11	0080	DECKING	0	100	0	0	1,595.00	UT	8.00	100	2026	2025		100	12,760	
12	0166	CONC, PAVMT	0	100	0	0	680.00	UT	3.00	100	2026	2025		100	2,040	
TOTALS															105,199	

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			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							