

COMM NW COR OF NE1/4 OF SE1/4, R
 FT FOR POB, CONT E 646.48 FT TO
 S 63.81 FT, W 397.8 FT, S 185.13

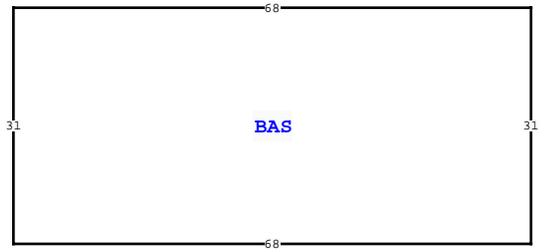
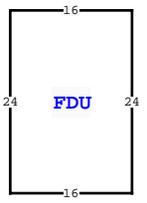
KOHL BRIAN JEFFERY/KOHL TARA ELIZABETH
 23230 U.S. HIGHWAY 441
 HIGH SPRINGS, FL 32643

2026

21-7S-17-10034-008


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,396	113.9000	107.07	256,540	2004	2004	0	0	45.00	55.00		
1 MANUF 1 0% - 2021 Heated Area: 2108 HX Base Yr													



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	21717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,108	100
FDU	384	75
TOTALS	2,492	141,097

23230 S US HIGHWAY 441 , HIGH SPRINGS, FL 32643

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/07/2025 MLU

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	0252	LEAN-TO W/	0	0	12	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	16	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	480	
4	0294	SHED WOOD/	0	0	20	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	

TOTAL OB/XF 13,840

LAND DESCRIPTION		TOTAL OB/XF 13,840																						
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	0200	C	MBL HM	0					2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,097
TOTAL MARKET OB/XF VALUE			13,840
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			182,937
SOH/AGL Deduction			12,340
ASSESSED VALUE			170,597
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,597
TOTAL JUST VALUE			182,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21392	M H	429	12/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1200	4/24/2020	WD	Q	I	01	125,000
GRANTOR: ANNIE P SHAW-OVERSTRE						
GRANTEE: BRIAN J & TARA E KO						
1186/1232	12/18/2009	QC	U	I	11	100
GRANTOR: ANNIE P SHAW						
GRANTEE: ANNIE P SHAW-OVERST						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S31 E68 N31\$ PTR= N30 FDU= N24 W16 S24 E16\$ S30\$.	