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

2027

21-7S-17-10034-008

BUILDING CHARACTERISTICS

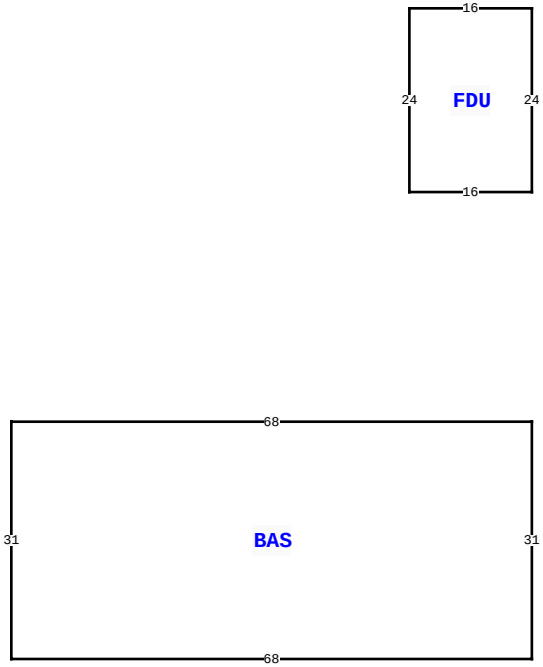
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,108	100		2,108	122,815
FDU	384	75		288	16,779
TOTALS	2,492			2,396	139,594

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	105.93	253,808	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2108 HX Base Yr 2026



23230 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,594
TOTAL MARKET OB/XF VALUE		13,840
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		185,434
SOH/AGL Deduction		0
ASSESSED VALUE		185,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,023
TOTAL JUST VALUE		185,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,937

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 13,840

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	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS