BEG NE COR OF S1/2 OF SE1/4, RUN W 420 FT, S 210 FT, W 210 FT, S FT, N 210 TO POB. EX RD R/W DESC

THE GREG AND LISA WALTRIP FAMILY REVOCABLE TRUST U
P O BOX 73
SUWANNEE, FL 326092

2027

21-7S-17-10036-000

BUILDING CHARACTERISTICS

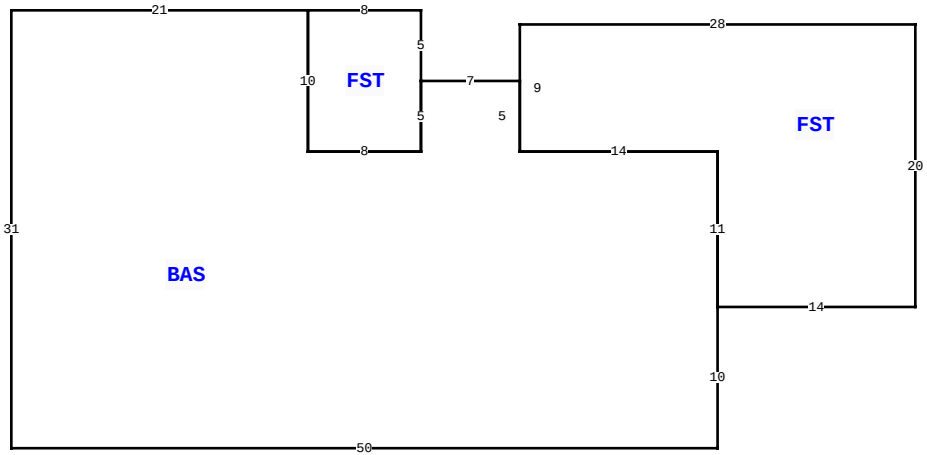
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	05	05 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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	1,295	100		1,295	28,782
FST	80	50		40	889
FST	406	50		203	4,512
TOTALS	1,781			1,538	34,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	1,538	79.3800	44.45	68,364	1935	1970	0	0	0	50.00	50.00

1 STORE DISC 0% - 0 Heated Area: 1295 HX Base Yr



23504 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	41	11	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0070	CARPORT UF	0	0	24	35	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0255	MBL HOME S	0	0	24	35	840.00	UT	1.00	1.00	100	0	0	3	100	840	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	0	0	3	100	720	
7	0070	CARPORT UF	0	0	24	30	720.00	UT	2.00	2.00	100	0	0	3	100	1,440	
8	0070	CARPORT UF	0	0	24	30	720.00	UT	2.00	2.00	100	0	0	3	100	1,440	
9	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
10	0060	CARPORT F	0	0	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,597
TOTAL MARKET OB/XF VALUE	40,076
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	183,673
SOH/AGL Deduction	0
ASSESSED VALUE	183,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,673
TOTAL JUST VALUE	183,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1576	8/03/2022	WD	U	I	11	100
GRANTOR: WALTRIP GREGORY S						
GRANTEE: THE GREG AND LISA W						
1205/0076	11/15/2010	WD	Q	I	01	155,000
GRANTOR: SHERRILL J CANTER						
GRANTEE: GREGORY S & LISA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S31 E50 N10 FST= E14 N20 W28 S9 E14 S11 $ N11 W14 N5 W7 FST= N5 W8 S10 E8 N5$ S5 W8 N10$.

LAND DESCRIPTION

TOTAL OB/XF 11,540

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	2727	C	JUNK YARD	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	2727	C	JUNK YARD	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							

REVIEW DATE 12/18/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

BEG NE COR OF S1/2 OF SE1/4, RUN W 420 FT, S 210 FT, W 210 FT, S FT, N 210 TO POB. EX RD R/W DESC

THE GREG AND LISA WALTRIP FAMILY REVOCABLE TRUST U
P O BOX 73
SUWANNEE, FL 326092

2027

21-7S-17-10036-000

BUILDING CHARACTERISTICS

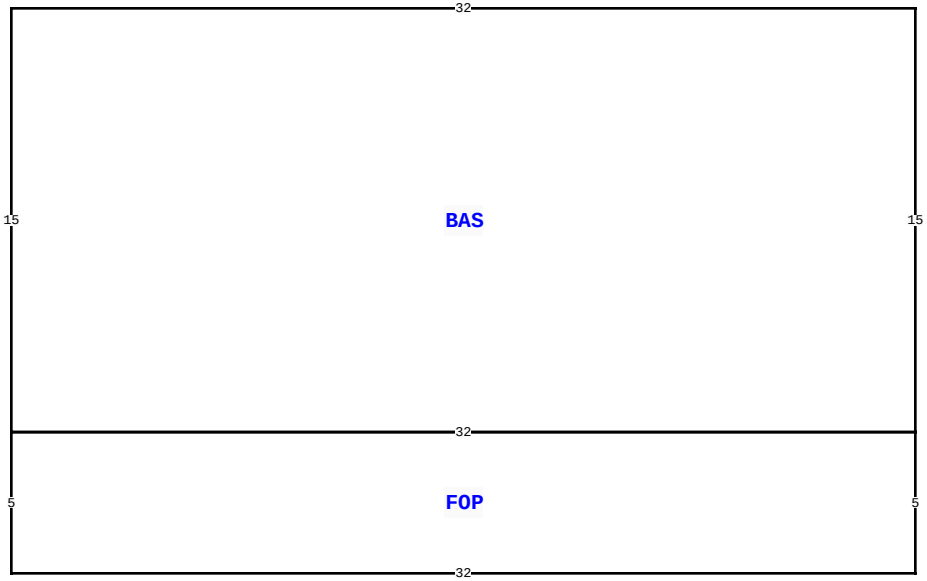
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	2700	VEH SALE/REPAIR
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	480	100		480	12,392
FOP	160	30		48	1,239
TOTALS	640			528	13,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	528	52.1520	57.37	30,291	1935	1935	0	0	20	35.00	45.00

2 SINGLE FAM 0% - 0 Heated Area: 480 HX Base Yr



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

23504 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,597
TOTAL MARKET OB/XF VALUE	40,076
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	183,673
SOH/AGL Deduction	0
ASSESSED VALUE	183,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,673
TOTAL JUST VALUE	183,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1576	8/03/2022	WD	U	I	11	100
GRANTOR: WALTRIP GREGORY S						
GRANTEE: THE GREG AND LISA W						
1205/0076	11/15/2010	WD	Q	I	01	155,000
GRANTOR: SHERRILL J CANTER						
GRANTEE: GREGORY S & LISA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S15 FOP= S5 E32 N5 W32$ E32 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
11	0296	SHED METAL	0	0	12	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
12	0296	SHED METAL	0	0	36	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
13	0060	CARPORT F	0	0	70	30	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
14	0010	BARN,BLK	0	0	28	24	672.00	UT	13.00	13.00	100	0	0	3	100	8,736	
15	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
16	0060	CARPORT F	0	0	35	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
17	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 28,536

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

REVIEW DATE 12/18/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

BEG NE COR OF S1/2 OF SE1/4, RUN W 420 FT, S 210 FT, W 210 FT, S FT, N 210 TO POB. EX RD R/W DESC

THE GREG AND LISA WALTRIP FAMILY REVOCABLE TRUST U
P O BOX 73
SUWANNEE, FL 326092

2027

21-7S-17-10036-000

BUILDING CHARACTERISTICS

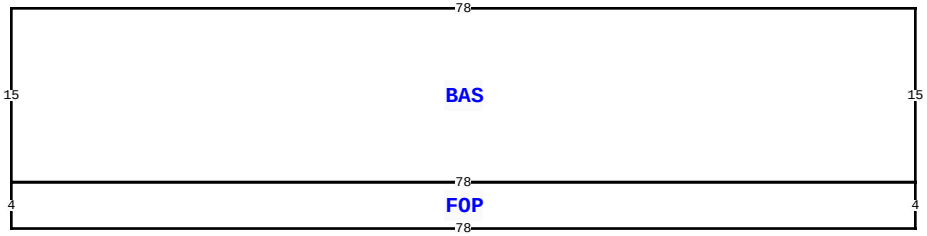
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	2700	VEH SALE/REPAIR
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	1,170	100		1,170	28,494
FOP	312	30		94	2,289
TOTALS	1,482			1,264	30,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,264	49.2000	54.12	68,408	1935	1935	0	0	20	35.00	45.00

3 SINGLE FAM 0% - 0 Heated Area: 1170 HX Base Yr



23504 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,597
TOTAL MARKET OB/XF VALUE	40,076
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	183,673
SOH/AGL Deduction	0
ASSESSED VALUE	183,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,673
TOTAL JUST VALUE	183,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1576	8/03/2022	WD	U	I	11	100
GRANTOR: WALTRIP GREGORY S						
GRANTEE: THE GREG AND LISA W						
1205/0076	11/15/2010	WD	Q	I	01	155,000
GRANTOR: SHERRILL J CANTER						
GRANTEE: GREGORY S & LISA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W78 S15 FOP= S4 E78 N4 W78$E78 N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/18/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS