

BEG 50 FT W OF SE COR OF SE1/4 R
 N ALONG US-441 315 FT, W 280 FT,
 315 FT, E 280 FT TO POB.

SOTO BETSY/SOTO ROLANDO
 23676 S US HWY 441
 HIGH SPRINGS, FL 32643

2026

21-7S-17-10045-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	620	100	
TOTALS	620		43,942

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	SINGLE FAM	100%	- 2022		Heated Area: 620						HX Base Yr	2008

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,942	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		30,240	
TOTAL MARKET VALUE		74,182	
SOH/AGL Deduction		13,738	
ASSESSED VALUE		60,444	
TOTAL EXEMPTION VALUE		HX HB 35,444	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		74,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38866	SFR	0	11/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1367	11/28/2005	WD	Q	I		120,000
GRANTOR: RON & CINDY PRESTON						
GRANTEE: BETSY & ROLANDO SOT						
0999/1082	11/04/2003	WD	Q	I		24,800
GRANTOR: ROBERT O DUNAGAN						
GRANTEE: RON PRESTON						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=79,35] S20 E31 N20 W31 \$	

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

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		A-1	0.00	0.00	1.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,240							