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

2027

21-7S-17-10045-000

BUILDING CHARACTERISTICS

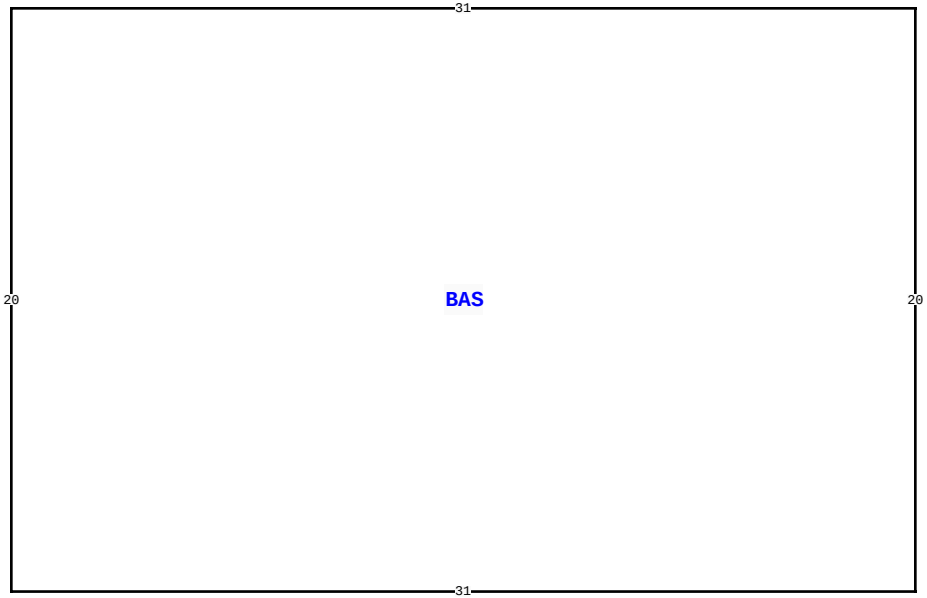
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100		620	42,399
TOTALS	620			620	42,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	620	82.8920	91.18	56,532	2021	2021	0	0	20	5.00	75.00

2 SINGLE FAM 100% - 2022 Heated Area: 620 HX Base Yr 2008



23676 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,399
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,240
TOTAL MARKET VALUE		72,639
SOH/AGL Deduction		10,382
ASSESSED VALUE		62,257
TOTAL EXEMPTION VALUE	HX HB	37,257
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,411

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=79,35] S20 E31 N20 W31 $
.

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
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							

REVIEW DATE 10/05/2021 BY TW Total Acres: 1.89 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240 PRINTED 11/17/2026 BY SYS