NW1/4 OF NW1/4, EX 1 AC IN NW CO
816-1551 & EX 0.5 AC OFF W SIDE
THAT PART LYING WITHIN R/W FOR U

ROWLAND WILBURN EUGENE JR/ROWLAND BARBARA ADAMS
22809 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

22-7S-17-10049-000

BUILDING CHARACTERISTICS

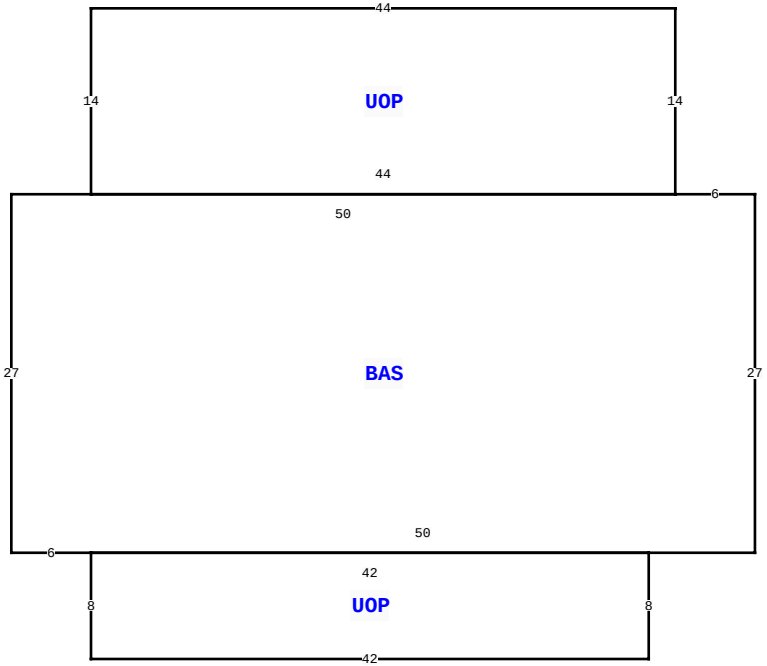
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	140,017
UOP	336	25		84	7,779
UOP	616	25		154	14,261
TOTALS	2,464			1,750	162,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,750	130.3500	125.14	218,995	2013	2013	0	0	0	26.00	74.00

2 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



22809 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,056
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		140,670
TOTAL MARKET VALUE		190,346
SOH/AGL Deduction		0
ASSESSED VALUE		190,346
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411
BASE TAXABLE VALUE		83,935
TOTAL JUST VALUE		312,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046075	Electrical Servic	0	12/09/2022
30898	M H	548	04/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/398	4/27/2021	WD	Q	I	01	310,000
GRANTOR: EMERSON CAMERON PACE						
GRANTEE: ROWLAND WILBURN EUG						
1253/0405	4/12/2013	WD	U	I	11	0
GRANTOR: HAROLD W & MARIE Y WH						
GRANTEE: CAMERON PACE & ERIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N14 W44 S14 E44$ W50 S27 E6 UOP= S8 E42 N8 W42$E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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		A-1	0.00	0.00	1.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,670							
2	6200	A	PASTURE 3	100					14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	100					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 01/04/2018 BY DF Total Acres: 15.63 Total Land Value: 18,590 Market: 126,000 Agricultural: 3,920 Common: 14,670 PRINTED 11/17/2026 BY SYS