BEG NW COR OF NW1/4 OF NW1/4, RUN E 210 FT, S 210 FT, W 210 FT, N 210 FT TO POB, EX RD R/W

HUTER ERIK C/HUTER TANYA
22741 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

22-7S-17-10051-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

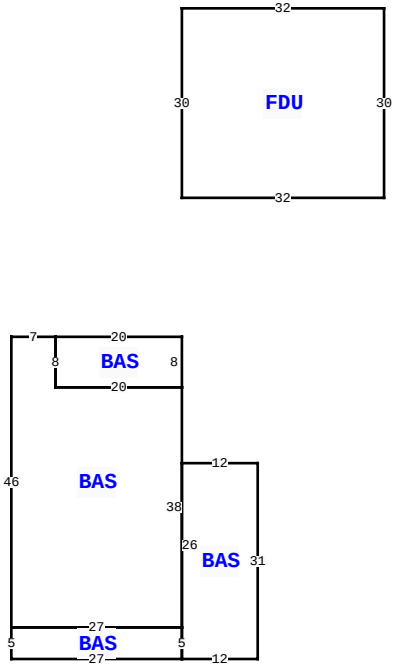
NEIGHBORHOOD/LOC 22717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	8,848
BAS	160	100		160	10,486
BAS	372	100		372	24,381
BAS	1,082	100		1,082	70,914
FDU	960	60		576	37,751
TOTALS	2,709			2,325	152,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	91.6650	100.83	234,430	1961	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1749 HX Base Yr 2020



22741 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	0261	PRCH, UOP	0	100	16	42	672.00	UT	9.00	9.00	50	2007	2007	3	50	3,024	
2	0261	PRCH, UOP	0	100	12	9	108.00	UT	9.00	9.00	50	2007	2007	3	50	486	
3	0080	DECKING	0	100	0	0	580.00	UT	7.50	7.50	50	2007	2007	3	50	2,175	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,380
TOTAL MARKET OB/XF VALUE	6,685
TOTAL LAND VALUE - MARKET	50,500
TOTAL MARKET VALUE	209,565
SOH/AGL Deduction	52,570
ASSESSED VALUE	156,995
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,584
TOTAL JUST VALUE	209,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21521	GARAGE	320	02/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1718	2/07/2020	WD	U	I	11	100
GRANTOR: RICK D & MARY D ENGLI						
GRANTEE: ERIK C & TANYA HUTE						
1402/1369	12/23/2019	WD	Q	I	01	182,000
GRANTOR: RICK D & MARY D ENGLI						
GRANTEE: ERIK C & TANYA HUTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W20 S8 E20$BAS= W20 N8 W7S46 BAS= S5 E27 N5 W27$E27 BAS= S5 E12 N31 W12 S26$N38$ PTR= N30 FDU= E32 N30 W32 S30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,685

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	0.50	AC		1.00	1.00	1.00	10,500.00	10,500.00	5,250							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	10,500.00	10,500.00	44,625							
3	9600	C	WASTELAND	100			0.00	0.00	1.25	AC		1.00	1.00	1.00	500.00	500.00	625							

REVIEW DATE 01/04/2018 BY DF Total Acres: 6.00 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/17/2026 BY SYS