

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

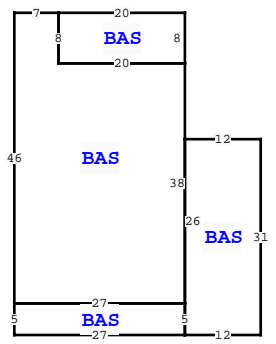
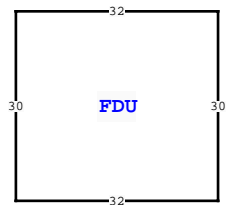
HUTER ERIK C/HUTER TANYA  
 22741 S US HIGHWAY 441  
 HIGH SPRINGS, FL 32643

**2026**

22-7S-17-10051-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	135	100	
BAS	160	100	
BAS	372	100	
BAS	1,082	100	
FDU	960	60	
TOTALS	2,709		

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	102.66	238,684	1961	1995	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1749 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		VALUATION SUMMARY	
Tax Group: 3	STANDARD		
BUILDING MARKET VALUE	155,145	Tax Dist:	
TOTAL MARKET OB/XF VALUE	6,685		
TOTAL LAND VALUE - MARKET	50,500		
TOTAL MARKET VALUE	212,330		
SOH/AGL Deduction	59,908		
ASSESSED VALUE	152,422		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	101,011		
TOTAL JUST VALUE	212,330		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,830		

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						

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
1	0261	PRCH, UOP	0	100	16	42	UT	9.00	9.00	50	2007	2007	3	50	3,024	
2	0261	PRCH, UOP	0	100	12	9	UT	9.00	9.00	50	2007	2007	3	50	486	
3	0080	DECKING	0	100	0	0	UT	7.50	7.50	50	2007	2007	3	50	2,175	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,000	
TOTALS															6,685	

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	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							