COMM SE COR, RUN W 476.39 FT FOR W 193.73 FT, N 2 DEG W 1324.94 F FT, S 3 DEG W 1329.05 FT TO POB.

SIMONSEN PATRICIA L
18738 SOUTH US HWY 441
HIGH SPRINGS, FL 32643

2027

28-6S-17-09796-000

BUILDING CHARACTERISTICS

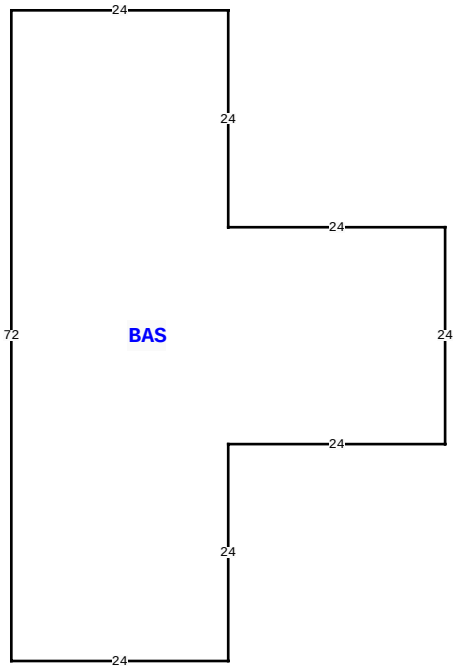
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	28617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	190,809
TOTALS	2,304			2,304	190,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	115.8300	127.41	293,553	1996	1996	6	0	0	29.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2304 HX Base Yr 2002



18738 S US HIGHWAY 441 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,809
TOTAL MARKET OB/XF VALUE		3,952
TOTAL LAND VALUE - MARKET		97,800
TOTAL MARKET VALUE		292,561
SOH/AGL Deduction		118,716
ASSESSED VALUE		173,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,434
TOTAL JUST VALUE		292,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,036

SALE:1:1: 16 ACRES

LAND:1:1: LONG US 41 FRONTAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054188	Remodel	10,845	10/03/2025
18654	SFR	250	08/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/2740	3/08/2001	WD	U	I	08	60,500
GRANTOR: GAYHEART'S						
GRANTEE: PATRICIA SIMONSEN						
0797/1695	10/11/1994	WD	Q	V		40,000
GRANTOR: J QUINTON & ANN S RUM						
GRANTEE: DENNIS J & MARY E G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N24 W24 S72 E24 N24 E24 N24 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0251	LEAN TO W/	0	100	12	24	288.00	UT	1.50	1.50	100	1996	1996	3	100	432	
3	0080	DECKING	0	100	12	19	288.00	UT	2.50	2.50	100	2001	2001	3	100	720	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,952

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	8.15	AC		1.00	1.00	1.00	12,000.00	12,000.00	97,800							

REVIEW DATE 05/01/2026 BY robin Total Acres: 8.15 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 11/17/2026 BY SYS