

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.

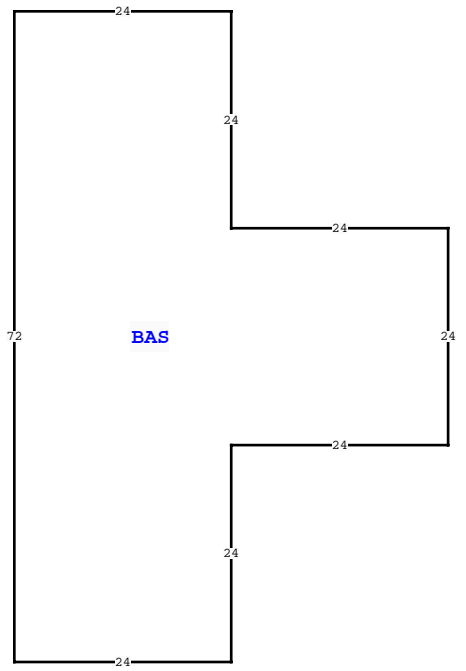
SIMONSEN PATRICIA L  
18738 SOUTH US HWY 441  
HIGH SPRINGS, FL 32643

**2026**

28-6S-17-09796-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,304	100	
TOTALS	2,304		194,284

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	129.73	298,898	1996	1996		6	0	29.00	65.00	
1 SINGLE FAM 100% - 2002 Heated Area: 2304 HX Base Yr 2002													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				194,284		
TOTAL MARKET OB/XF VALUE				3,952		
TOTAL LAND VALUE - MARKET				97,800		
TOTAL MARKET VALUE				296,036		
SOH/AGL Deduction				127,254		
ASSESSED VALUE				168,782		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				117,371		
TOTAL JUST VALUE				296,036		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				278,650		
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														18738 S US HIGHWAY 441 , HIGH SPRINGS		BLD DATE	LGL DATE	MLU
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	XF DATE	AG DATE
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1996	1996	3	100	2,000			
2	0251	LEAN TO W/	0	100	12	24	288.00	UT	1.50	100	1996	1996	3	100	432			
3	0080	DECKING	0	100	12	19	288.00	UT	2.50	100	2001	2001	3	100	720			
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	500			
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300			
														TOTAL OB/XF		3,952		

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