

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.

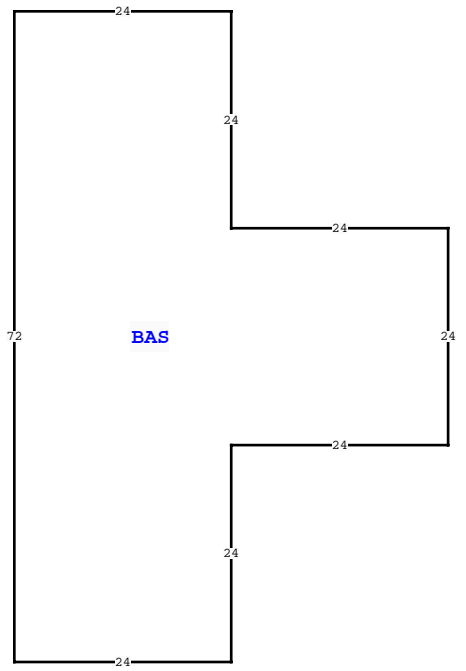
SIMONSEN PATRICIA L
18738 SOUTH US HWY 441
HIGH SPRINGS, FL 32643

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 | | 197,758 |

| 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 | 132.05 | 304,243 | 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 | | | 197,758 | |
| TOTAL MARKET OB/XF VALUE | | | 3,952 | |
| TOTAL LAND VALUE - MARKET | | | 77,425 | |
| TOTAL MARKET VALUE | | | 279,135 | |
| SOH/AGL Deduction | | | 110,353 | |
| ASSESSED VALUE | | | 168,782 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 117,371 | |
| TOTAL JUST VALUE | | | 279,135 | |
| 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 | | | | | | |

| 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 | 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 | |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|------------|-----|
| 18738 S US HIGHWAY 441 , HIGH SPRINGS | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | 04/07/2025 | MLU |

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W24 N24 W24 S72 E24 N24 E24 N24 \$.

| 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 | 9,500.00 | 9,500.00 | 77,425 | | | | | | | |