LOTS 24 & 25 SANTA FE RIVER PLAN
441-211, 883-2227, 924-2437, 981

SOTO BETSY/SOTO ROLANDO
23676 US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

30-7S-17-10058-264

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

672 SW MAGNOLIA LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,811
TOTAL MARKET VALUE	41,811
SOH/AGL Deduction	0
ASSESSED VALUE	41,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,811
TOTAL JUST VALUE	41,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048894	New Residential C	50,000	12/21/2023
000048027	RV - Recreational		09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0663	7/03/2019	WD	Q	V	03	22,000
GRANTOR: DONNA Y FRIIS						
GRANTEE: BETSY & ROLANDO SOT						
1327/2786	12/19/2016	WD	Q	V	01	18,000
GRANTOR: MARY ALICE B PARKEN T						
GRANTEE: MICHAEL J & DONNA Y						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	2.12	AC		1.00	1.00	0.80	22,000.00	17,600.00	37,242							
2	0000	C	VAC RES	0		00	0.00	0.00	2.08	AC		1.00	1.00	0.10	22,000.00	2,200.00	4,569							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 4.19 Total Land Value: 41,811 Market: 0 Agricultural: 0 Common: 41,811 PRINTED 11/17/2026 BY SYS