

BEG INTERS W R/W US-441 & S LINE  
ALONG SOUTH LINE 999.28 FT, N 45  
E 1010.34 FT TO W R/W, S ALONG R

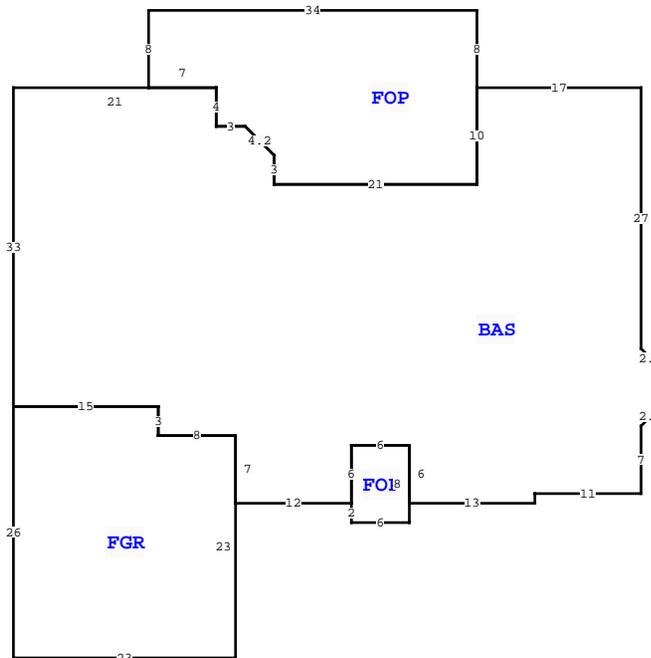
ALLEN ROGER D/ALLEN SANDRA L  
19740 S US HWY 441  
HIGH SPRINGS, FL 32643-1174

**2026**

33-6S-17-09834-101

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2017		Heated Area: 2316		HX Base Yr 2017					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	256,656
FGR	574	55		316	35,019
FOP	48	30		14	1,552
FOP	511	30		153	16,955
<b>TOTALS</b>	<b>3,449</b>			<b>2,799</b>	<b>310,181</b>

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	0166	CONC, PAVMT	0	100	0	0	0		774.00	UT	2.00			2.00	100	1,548
2	0280	POOL R/CON	0	100	0	0	0		548.00	UT	70.00			70.00	100	15,344
3	0166	CONC, PAVMT	0	100	0	0	0		652.00	UT	2.00			2.00	100	1,304
4	0258	PATIO	0	100	0	0	0		1.00	UT	0.00			0.00	100	300
5	0041	BARN, MACH	0	0	48	48			2,304.00	UT	7.00			7.00	100	16,128
6	0260	PAVEMENT-A	0	100	8	600			4,800.00	UT	1.30			1.30	100	6,240
7	0180	FPLC 1STRY	0	100	0	0			1.00	UT	2,000.00			2,000.00	100	2,000
8	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00			0.00	100	300

EXTRA FEATURES												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU					
19740 S US HIGHWAY 441 , HIGH SPRINGS												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				310,181	
TOTAL MARKET OB/XF VALUE				43,164	
TOTAL LAND VALUE - MARKET				114,400	
TOTAL MARKET VALUE				379,083	
SOH/AGL Deduction				123,629	
ASSESSED VALUE				255,454	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				204,043	
TOTAL JUST VALUE				467,745	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				462,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049607	Remodel	6,982	04/12/2024
20800	POOL	130	06/16/2003
18704	SFR	393	09/06/2001
18304	PUMP/UTPOL	30	05/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2049	10/11/2021	LE U		I	14	100
GRANTOR: ALLEN ROGER D						
GRANTEE: ALLEN ROGET D						
1323/2750	10/12/2016	WD Q		I	01	385,000
GRANTOR: DONALD R & BARBARA EL						
GRANTEE: ROGER D & SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 FOP= N8 W34 S8 E7 S4 E3 D3 R3 S3 E21 N10\$ S10 W21
N3 L3 U3 W3 N4 W21 S33 FGR= S26 E23 N23 W8 N3 W15\$ E15 S3
E8 S7 E12 FOP= S2 E6 N8 W6 S6\$ N6 E6 S6 E13 N1 E11 N7 R2 U2
N4 U2 L2 N27\$.

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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.40	AC		1.00	1.00	1.00	445.00	445.00	3,738								
3	9910	M	MKT. VAL. AG	0			0.00	0.00	8.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	92,400								