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

IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF BEC
19740 S US HIGHWAY 441
HIGH SPRINGS, FL 32643-1174

2027

33-6S-17-09834-101

BUILDING CHARACTERISTICS

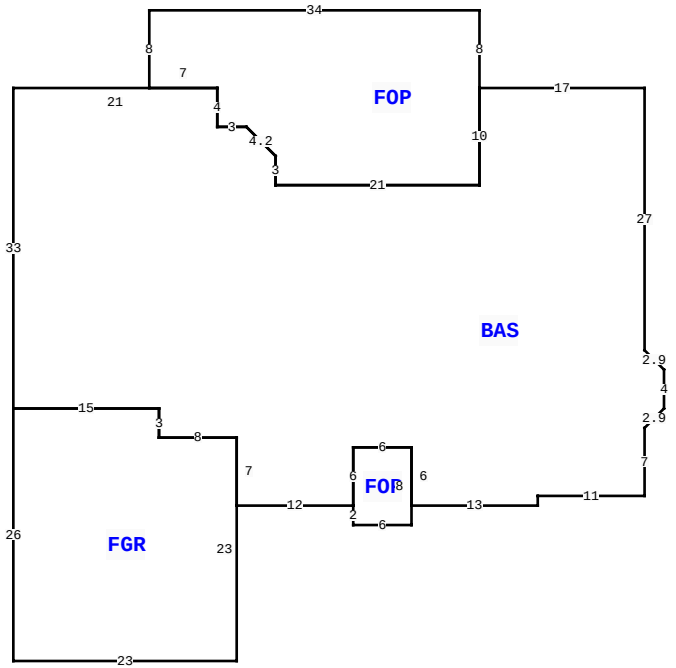
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	260,525
FGR	574	55		316	35,546
FOP	48	30		14	1,575
FOP	511	30		153	17,211
TOTALS	3,449			2,799	314,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,799	132.8096	146.09	408,906	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2027 Heated Area: 2316 HX Base Yr 2027



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

19740 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	314,858
TOTAL MARKET OB/XF VALUE	43,164
TOTAL LAND VALUE - MARKET	114,400
TOTAL MARKET VALUE	383,760
SOH/AGL Deduction	0
ASSESSED VALUE	383,760
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	332,349
TOTAL JUST VALUE	472,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056936	Roof Replacement	49,000	11/09/2026
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
1577/2293	9/17/2026	WD	Q	I	01	737,500
GRANTOR: ALLEN ROGER D						
GRANTEE: IRREVOCABLE TRUST A						
1449/2049	10/11/2021	LE	U	I	14	100
GRANTOR: ALLEN ROGER D						
GRANTEE: ALLEN ROGET D						

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$.

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	0166	CONC,PAVMT	0	100	0	0	774.00	UT	2.00	2.00	100	2002	2002	3	100	1,548	
2	0280	POOL R/CON	0	100	0	0	548.00	UT	70.00	70.00	100	2003	2003	3	40	15,344	
3	0166	CONC,PAVMT	0	100	0	0	652.00	UT	2.00	2.00	100	2003	2003	3	100	1,304	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0041	BARN,MACH	0	100	48	48	2,304.00	UT	7.00	7.00	100	2013	2013	3	100	16,128	
6	0260	PAVEMENT-A	0	100	8	600	4,800.00	UT	1.30	1.30	100	2013	2013	3	100	6,240	
7	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 43,164

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	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							

REVIEW DATE 03/24/2026 BY robin Total Acres: 10.40 Total Land Value: 25,738 Market: 92,400 Agricultural: 3,738 Common: 22,000 PRINTED 11/17/2026 BY SYS