COMM INTERS S LINE OF SEC & W
R/W US-41, RUN N 1337.88 FT
FOR POB, CONT N 436.59 FT, W

RELYEA DONNALEE/RELYEA MICHAEL
19492 S HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-104

BUILDING CHARACTERISTICS

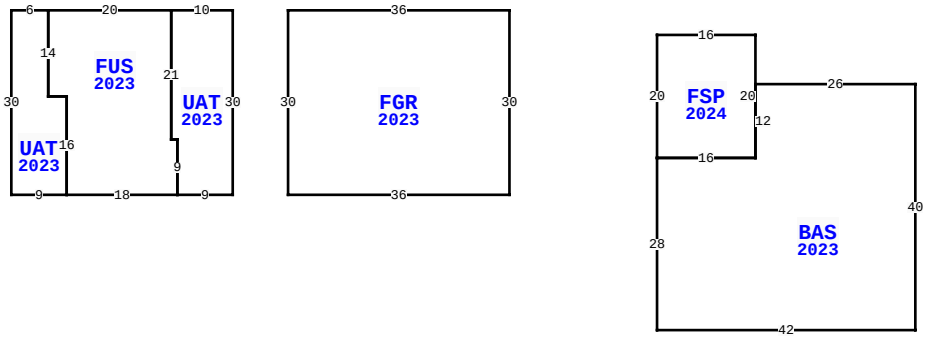
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	1.	1. 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	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2023	1,488	121,179
FGR	1,080	55	2023	594	48,373
FSP	320	40	2024	128	10,424
FUS	561	100	2023	561	45,686
UAT	228	10	2023	23	1,873
UAT	291	10	2023	29	2,362
TOTALS	3,968			2,823	229,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,823	108.4800	84.61	238,854	2022	2022	0	0	0	3.75	96.25

1 SFR/BARNDO 50% - 2023 Heated Area: 2049 HX Base Yr 2023



19492 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0166	CONC,PAVMT	0	50	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0169	FENCE/WOOD	0	50	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,897
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	114,400
TOTAL MARKET VALUE	348,197
SOH/AGL Deduction	20,341
ASSESSED VALUE	327,856
TOTAL EXEMPTION VALUE	HA HAB 51,411
BASE TAXABLE VALUE	276,445
TOTAL JUST VALUE	348,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048196	Screen Enclosure	4,500	09/19/2023
000042172	New Residential C	100,000	06/18/2021
000042173	New Residential C	150,000	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1969	12/18/2020	QC	U	V	11	100
GRANTOR: RELYEA MICHAEL TRUSTE						
GRANTEE: RELYEA DONNALEE						
1379/1401	2/25/2019	WD	Q	V	01	90,000
GRANTOR: JOHN G & BARBARA ALBR						
GRANTEE: M G RELYEA TTEE FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=72,8] W26 S12 W16 S28 E42 N40 $
FGR=[YR=2023;ORIG=-30,-4] E36 S30 W36 N30 $
FUS=[YR=2023;ORIG=-48,26] N9 W1 N21 W20 S14 E3 S16 E18 $
UAT=[YR=2023;ORIG=-39,26] N30 W10 S21 E1 S9 E9 $
UAT=[YR=2023;ORIG=-66,26] N16 W3 N14 W6 S30 E9 $
FSP=[YR=2024;ORIG=30,0] S20 E16 N20 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	50		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.40 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 11/17/2026 BY SYS