COMM INTERS N LINE OF SEC & W R/
456.82 FT FOR POB, CONT S ALONG
W 1106.19 FT, N 461.30 FT, E 111

BROWNING TIFFANY GAIL
18884 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

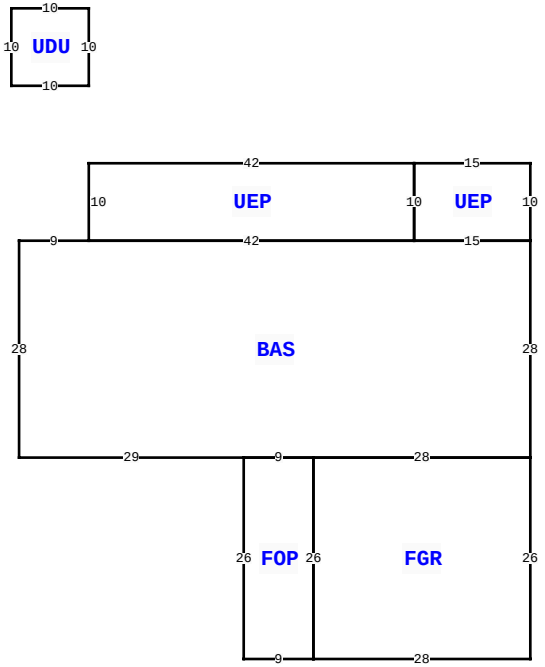
NEIGHBORHOOD/LOC 33617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	172,418
FGR	728	55		400	37,320
FOP	234	30		70	6,531
UDU	100	55		55	5,132
UEP	150	60		90	8,397
UEP	420	60		252	23,512
TOTALS	3,480			2,715	253,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	113.0880	124.40	337,746	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2022 Heated Area: 1848 HX Base Yr 2022



18884 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
2	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	15.00	100	2001	2001	3	40	6,300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	40	720.00	UT	5.00	5.00	100	2004	2004	3	100	3,600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	28	28	784.00	UT	2.00	2.00	100	2004	2004	3	100	1,568	
7	0031	BARN,MT AE	0	100	112	40	4,400.00	UT	10.00	10.00	60	2004	2004	3	60	26,400	
8	0070	CARPORT UF	0	100	24	40	960.00	UT	3.00	3.00	100	2004	2004	3	100	2,880	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		346,826
TOTAL MARKET OB/XF VALUE		69,684
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		534,210
SOH/AGL Deduction		28,297
ASSESSED VALUE		505,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		454,502
TOTAL JUST VALUE		534,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044834	Electrical Servic	0	06/29/2022
35464	M H	468	06/20/2017
20808	M H	125	06/20/2003
18036	POOL	130	03/09/2001
16105	SFR	305	10/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0215	8/15/2017	LE	U	I	14	100
GRANTOR: DONNA A BROWNING (RES						
GRANTEE: TIFFANY GAIL BROWNI						
0885/1091	6/18/1999	WD	Q	V		33,000
GRANTOR: RUMPH						
GRANTEE: BROWNING'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S28 E29 FOP= S26 E9 N26 W9$ E9 FGR= S26 E28 N26 W28$ E28 N28 UEP= N10 W15 S10 E15$ W15 UEP= N10 W42 S10 E42$ W42$ PTR= N20 UDU= N10 W10 S10 E10$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 69,684

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	11.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	117,700							

REVIEW DATE 07/13/2022 BY JB Total Acres: 11.77 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 11/17/2026 BY SYS

COMM INTERS N LINE OF SEC & W R/
456.82 FT FOR POB, CONT S ALONG
W 1106.19 FT, N 461.30 FT, E 111

BROWNING TIFFANY GAIL
18884 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-108

BUILDING CHARACTERISTICS

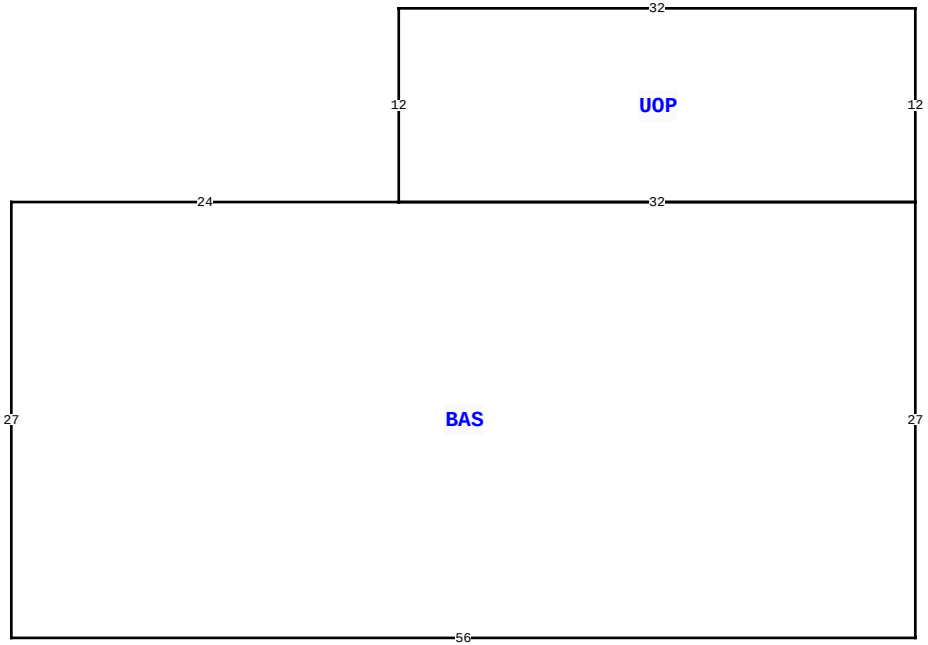
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,512	100		1,512	87,933
UOP	384	25		96	5,583
TOTALS	1,896			1,608	93,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,608	113.7000	105.74	170,030	2003	2003	0	0	0	45.00	55.00

3 MANUF 1 0% - 2022 Heated Area: 1512 HX Base Yr 2022



18884 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		346,826
TOTAL MARKET OB/XF VALUE		69,684
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		534,210
SOH/AGL Deduction		28,297
ASSESSED VALUE		505,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		454,502
TOTAL JUST VALUE		534,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0215	8/15/2017	LE	U	I	14	100
GRANTOR: DONNA A BROWNING (RES						
GRANTEE: TIFFANY GAIL BROWNI						
0885/1091	6/18/1999	WD	Q	V		33,000
GRANTOR: RUMPH						
GRANTEE: BROWNING'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S27 E56 N27 UOP= N12 W32 S12 E32$ W32$.

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

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

REVIEW DATE 07/13/2022 BY JB Total Acres: 11.77 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 11/17/2026 BY SYS