

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

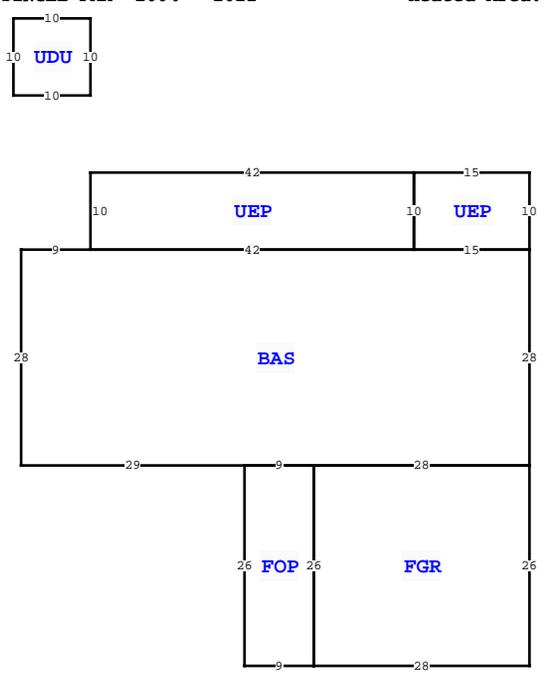
2026

33-6S-17-09834-108



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,848	100	
FGR	728	55	
FOP	234	30	
UDU	100	55	
UEP	150	60	
UEP	420	60	
TOTALS	3,480		

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	126.66	343,882	2000	2000	0	0	25.00	75.00
2 SINGLE FAM			100% - 2022	Heated Area: 1848			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		352,437	
TOTAL MARKET OB/XF VALUE		69,684	
TOTAL LAND VALUE - MARKET		117,700	
TOTAL MARKET VALUE		539,821	
SOH/AGL Deduction		55,194	
ASSESSED VALUE		484,627	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		433,216	
TOTAL JUST VALUE		539,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,259	

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						

EXTRA FEATURES																
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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	2001	2001	3	40	14,336	
2	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	100	2001	2001	3	40	6,300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	40	720.00	UT	5.00	100	2004	2004	3	100	3,600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	28	28	784.00	UT	2.00	100	2004	2004	3	100	1,568	
7	0031	BARN,MT AE	0	100	112	40	4,400.00	UT	10.00	60	2004	2004	3	60	26,400	
8	0070	CARPORT UF	0	100	24	40	960.00	UT	3.00	100	2004	2004	3	100	2,880	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
TOTAL OB/XF															69,684	

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	DPHT 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							

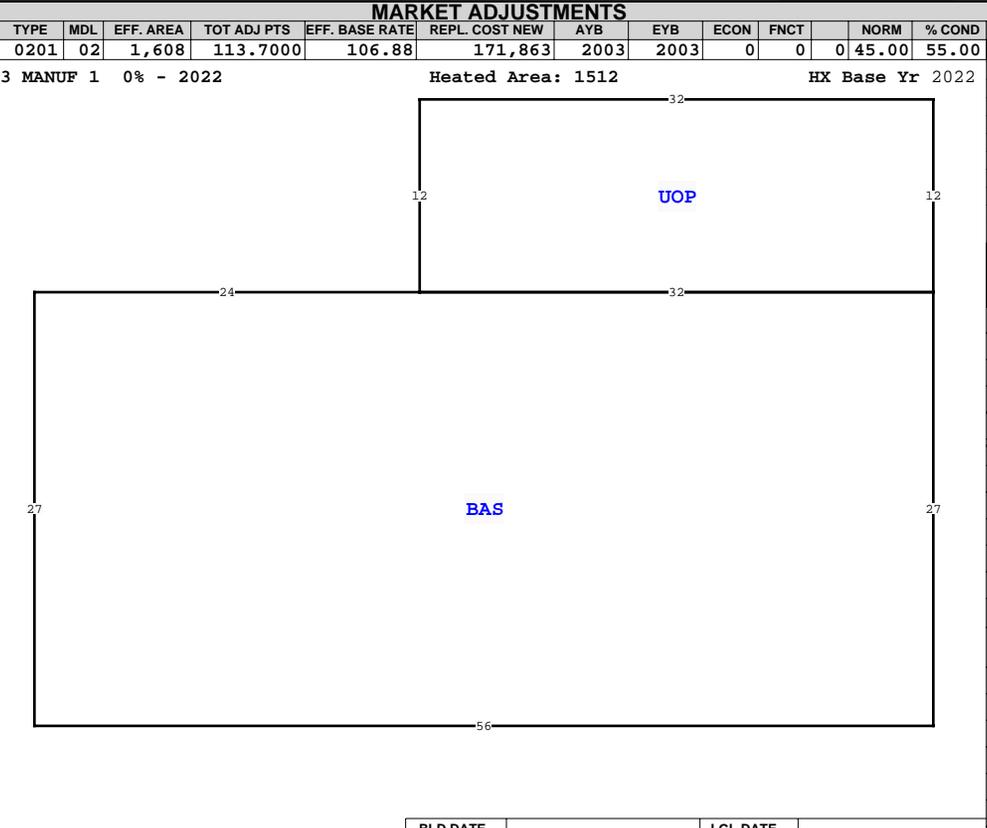
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18884 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,512	100	
UOP	384	25	
TOTALS	1,896		
		1,608	94,525

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	106.88	171,863	2003	2003	0	0	45.00	55.00												
3 MANUF 1 0% - 2022																							
Heated Area: 1512 HX Base Yr 2022																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2024</td> </tr> <tr> <td></td> <td></td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	LGL DATE	LAND DATE				05/14/2024				MLU
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18884 S US HIGHWAY 441 , HIGH SPRINGS																						
TOTALS												0										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 S27 E56 N27 UOP= N12 W32 S12 E32S W32S.											

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