BEG INTERS N LINE OF SEC & W R/W
456.82 FT, W 1117.42 FT, N 456.7
FT TO POB. (AKA LOT 9 RUMPH FARM

MCCONNELL KIMBERLY ANNE REVOCABLE TRUST
P O BOX 2805
HIGH SPRINGS, FL 32655-2805

2027

33-6S-17-09834-109

BUILDING CHARACTERISTICS

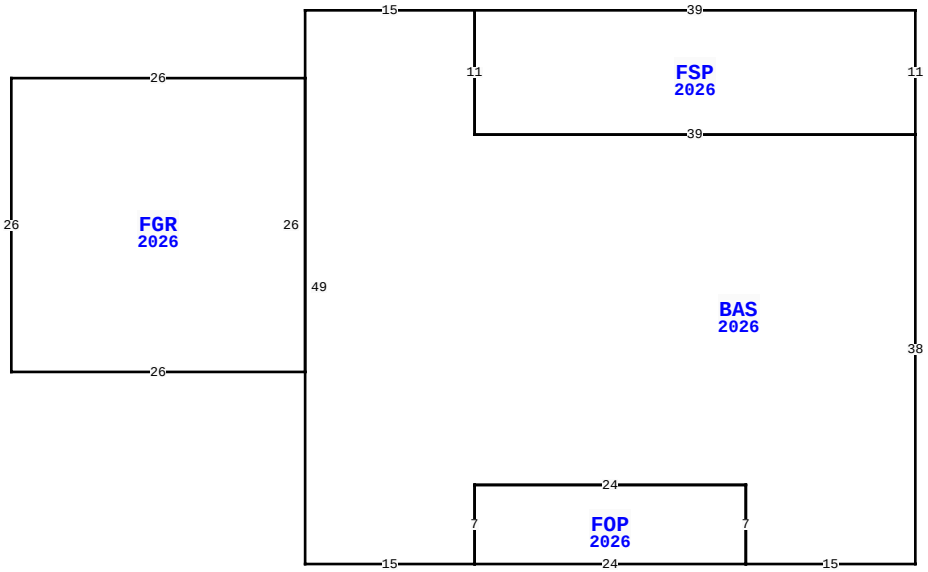
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,049	100	2026	2,049	259,649
FGR	676	55	2026	372	47,140
FOP	168	30	2026	50	6,336
FSP	429	40	2026	172	21,796
TOTALS	3,322			2,643	334,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,643	115.2000	126.72	334,921	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 100% - 2026 Heated Area: 2049 HX Base Yr 2003



18818 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,921
TOTAL MARKET OB/XF VALUE		4,150
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		456,771
SOH/AGL Deduction		33,809
ASSESSED VALUE		422,962
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		366,551
TOTAL JUST VALUE		456,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056194	Storage Building	80,000	07/28/2026
000052423	New Residential C	22,000	02/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1170	12/12/2024	WD	U	I	11	100
GRANTOR: MCCONNELL KIMBERLY AN						
GRANTEE: MCCONNELL KIMBERLY						
0959/0422	7/26/2002	WD	Q	I		77,000
GRANTOR: LYNN						
GRANTEE: MCCONNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-10,-20] W15 S49 E15 N7 E24 S7 E15 N38 W39 N11 $
FGR=[YR=2026;ORIG=-51,-14] E26 S26 W26 N26 $
FOP=[YR=2026;ORIG=-10,22] E24 S7 W24 N7 $
FSP=[YR=2026;ORIG=-10,-20] E39 S11 W39 N11 $
.

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	1,050.00	UT	3.00	3.00	100	2026	2025		100	3,150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,150

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			0.00	0.00	11.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	117,700							

REVIEW DATE 03/04/2026 BY TP Total Acres: 11.77 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 11/17/2026 BY SYS