

COMM NW COR OF E1/2, RUN S 1386.
 FT, S 413.32 FT FOR POB, RUN E 1
 R/W US-441, S 417.36 FT, W 1074.

FEDOR BARBARA L
 19156 S US HIGHWAY 441
 HIGH SPRINGS, FL 32643

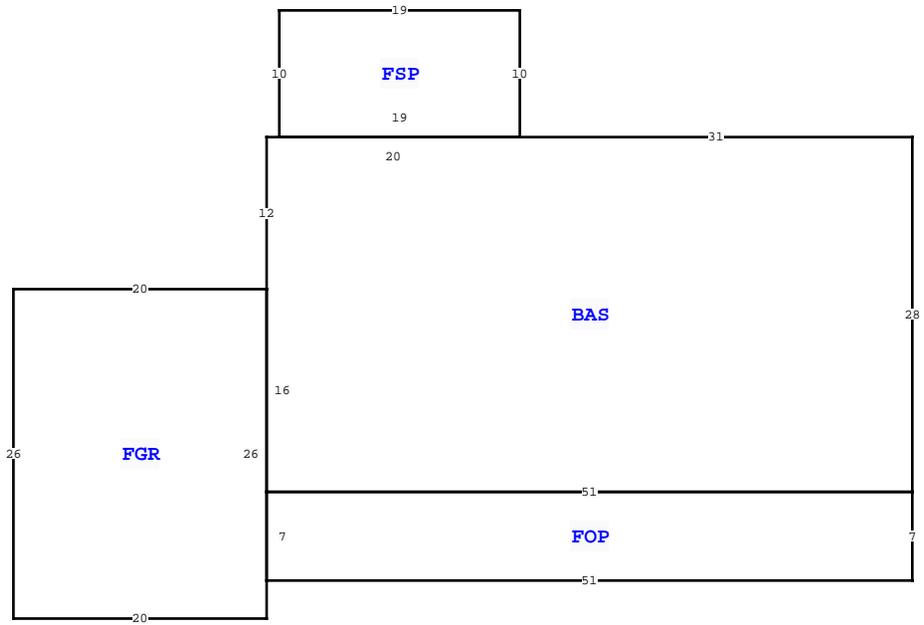
2026

33-6S-17-09834-202



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 Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	1,428	100	
FGR	520	55	
FOP	357	30	
FSP	190	40	
TOTALS	2,495		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	116.3030	132.59	251,523	1999	1999	0	0	26.00	74.00
2 SINGLE FAM 100% - 2011 Heated Area: 1428 HX Base Yr 2011											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,127
TOTAL MARKET OB/XF VALUE			13,843
TOTAL LAND VALUE - MARKET			113,520
TOTAL MARKET VALUE			313,490
SOH/AGL Deduction			132,512
ASSESSED VALUE			180,978
TOTAL EXEMPTION VALUE	HX HB VX 13		180,978
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			313,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045188	Solar Power Syste	34,017	08/16/2022
000043732	Roof Replacement	22,000	02/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1274	3/16/2026	LE U		I	14	100

GRANTOR: FEDOR BARBARA LOUISE
 GRANTEE: SHEPPARD FREDRICK J
 1347/1987 10/26/2017 QC U I 11 100
 GRANTOR: JAMES M FEDOR
 GRANTEE: BARBARA L FEDOR

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	0166	CONC,PAVMT	0	100	0	0	420.00	UT	1.50	1.50	100	1999	1999	3	100	630	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
6	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	2004	2004	3	100	288	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
8	0040	BARN,POLE	0	100	28	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,575	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

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
1	0000	C	VAC RES	100			0.00	0.00	7.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	80,520							
2	0100	C	SFR	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							