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

2027

33-6S-17-09834-202

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 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

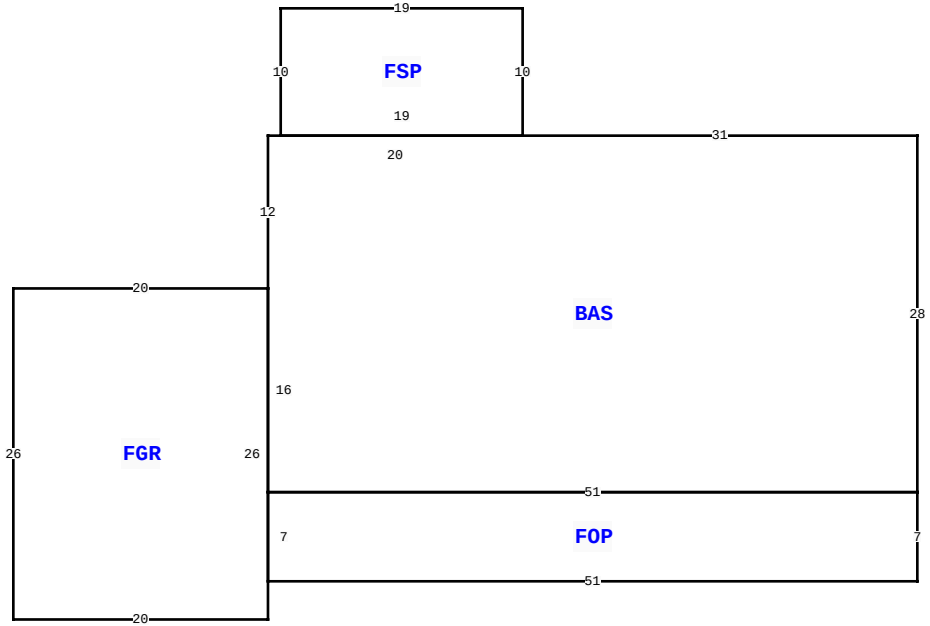
NEIGHBORHOOD/LOC 33617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	135,186
FGR	520	55		286	27,075
FOP	357	30		107	10,130
FSP	190	40		76	7,195
TOTALS	2,495			1,897	179,585

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	127.93	242,683	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 2011 Heated Area: 1428 HX Base Yr 2011



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

19156 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,585
TOTAL MARKET OB/XF VALUE	13,843
TOTAL LAND VALUE - MARKET	113,520
TOTAL MARKET VALUE	306,948
SOH/AGL Deduction	120,541
ASSESSED VALUE	186,407
TOTAL EXEMPTION VALUE	HX HB VX 13 186,407
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	306,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,219

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N10 W19 S10 E19$ W20 S12 FGR= W20 S26 E20 N26$ S16 FOP= S7 E51 N7 W51$ E51 N28$.

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	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 13,843

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	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							

REVIEW DATE 10/24/2017 BY DF Total Acres: 10.32 Total Land Value: 113,520 Market: 0 Agricultural: 0 Common: 113,520 PRINTED 11/17/2026 BY SYS