COMM 54 FT W OF NE COR OF
SE1/4 OF NW1/4, RUN S 630 FT
FOR POB, RUN W 353 FT, S 215

WOOD SOPHIE J/WOOD SOPHIE J
7990 S US HIGHWAY 441
LAKE CITY, FL 32025-7157

2026

03-5S-17-09085-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

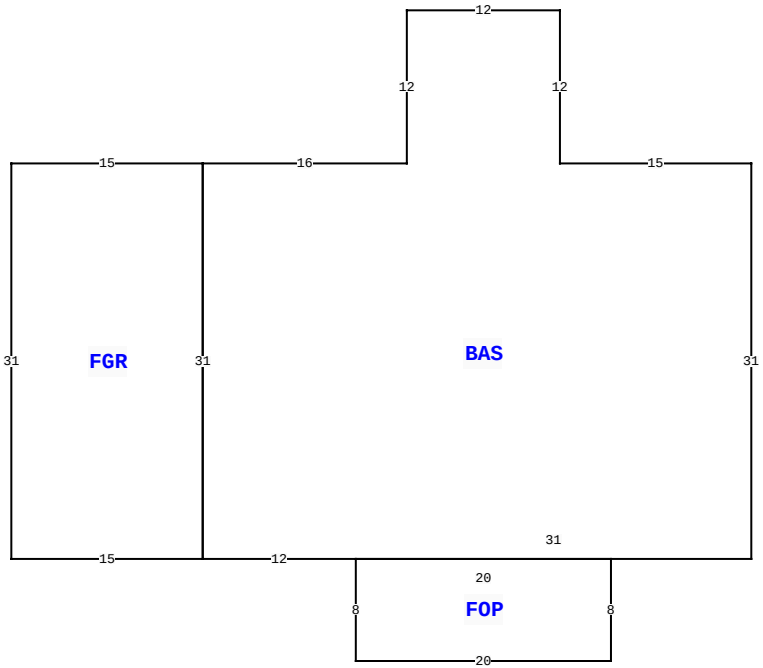
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100		1,477	145,266
FGR	465	55		256	25,178
FOP	160	30		48	4,721
TOTALS	2,102			1,781	175,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	115.5420	129.41	230,479	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 0 Heated Area: 1477 HX Base Yr



7990 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,164
TOTAL MARKET OB/XF VALUE		1,596
TOTAL LAND VALUE - MARKET		26,100
TOTAL MARKET VALUE		202,860
SOH/AGL Deduction		69,256
ASSESSED VALUE		133,604
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		27,882
TOTAL JUST VALUE		202,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046715	Roof Replacement	12,160	03/10/2023
18283	SFR	0	05/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1283/0202	10/16/2014	LE	U	I	14	100

GRANTOR: SOPHIA J WOOD (LIFE E

GRANTEE: BEVERLY WOOD CARDIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N12 W12 S12 W16 FGR= W15 S31 E15 N31$ S31 E12 FOP= S8 E20 N8 W20$ E31 N31$.

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	0252	LEAN-TO W/	0	100	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN,POLE	0	100	24	30	720.00	UT	1.05	1.05	50	0	0	3	50	378	
3	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	348.00	UT	1.50	1.50	80	2001	2001	3	80	418	

LAND DESCRIPTION

TOTAL OB/XF 1,596

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	1.74	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,100							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 1.74 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 11/19/2025 BY SYS