

COMM SW COR OF NW1/4 OF NE1/4, E
US-41 FOR POB, E ALONG THE S LN
NE1/4 225 FT TO C/L OF NEWMANVILLE

NELOMS RODERICK A
7893 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

03-5S-17-09091-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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 3517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100		1,813	137,301
FOP	156	30		47	3,559
FOP	252	30		76	5,756
FSP	317	40		127	9,618
UCP	361	20		72	5,453
UDG	1,550	55		852	64,524
UST	84	45		38	2,878

TOTALS 4,533 3,025 229,088

EXTRA FEATURES

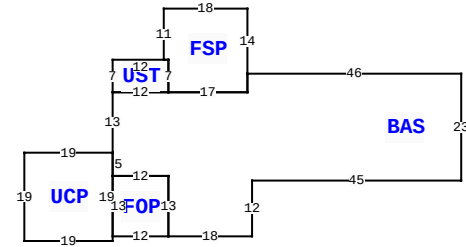
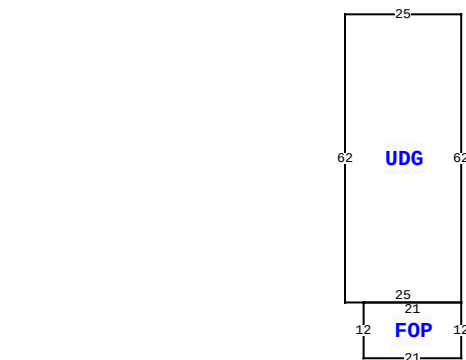
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0 100	18	20	360.00	UT	0.75	0.75	100	0	0	3	100	270	
3	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
5	0210	GARAGE U	0 100	23	27	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
6	0294	SHED WOOD/	0 100	17	24	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
7	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	0.90	15,000.00	13,500.00	14,715							
2	0000	C	VAC RES	100			0.00	0.00	0.02	AC		1.00	1.00	0.90	15,000.00	13,500.00	297							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	0.90	15,000.00	13,500.00	20,250							

REVIEW DATE 07/21/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,025	104.0250	116.51	352,443	1953	1953	0	0	0 35.00	65.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1813 HX Base Yr 2024													



7849 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		229,088	
TOTAL MARKET OB/XF VALUE		7,670	
TOTAL LAND VALUE - MARKET		35,262	
TOTAL MARKET VALUE		272,020	
SOH/AGL Deduction		80,507	
ASSESSED VALUE		191,513	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		140,791	
TOTAL JUST VALUE		272,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35231	GARAGE	144	04/25/2017
15773	REMODEL	55	07/13/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1518/970	12/29/2023	WD	Q	I	01	377,400	
GRANTOR: SHERROD RHONDA KAY							
GRANTEE: NELOMS RODERICK A							
1505/1907	12/29/2023	WD	U	I	11	0	
GRANTOR: SHERROD RHONDA KAY							
GRANTEE: NELOMS RODERICK A							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 FSP= N14 W18 S11 E1S7 E17 N4\$ S4 W17 UST= N7 W12S7
E12\$ W12 S13 UCP= W19S19E19 N19\$ S5 FOP= S13 E12N13W12\$ E12
S13 E18 N12 E45 N23\$ PTR= N30 FOP= N12 UDG= N62 W25 S62 E25\$
W21 S12 E21\$ S30\$.

Total Acres: 2.61 Total Land Value: 35,262 Market: 0 Agricultural: 0 Common: 35,262 PRINTED 11/19/2025 BY SYS