COMM NE COR OF SE1/4 OF NW1/4, R
R/W US-441 FOR POB, CONT W 470 F
470 FT TO W R/W US-441, N ALONG

GILLYARD DONALD
7864 S HIGHWAY 441
LAKE CITY, FL 32025

2026

03-5S-17-09096-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

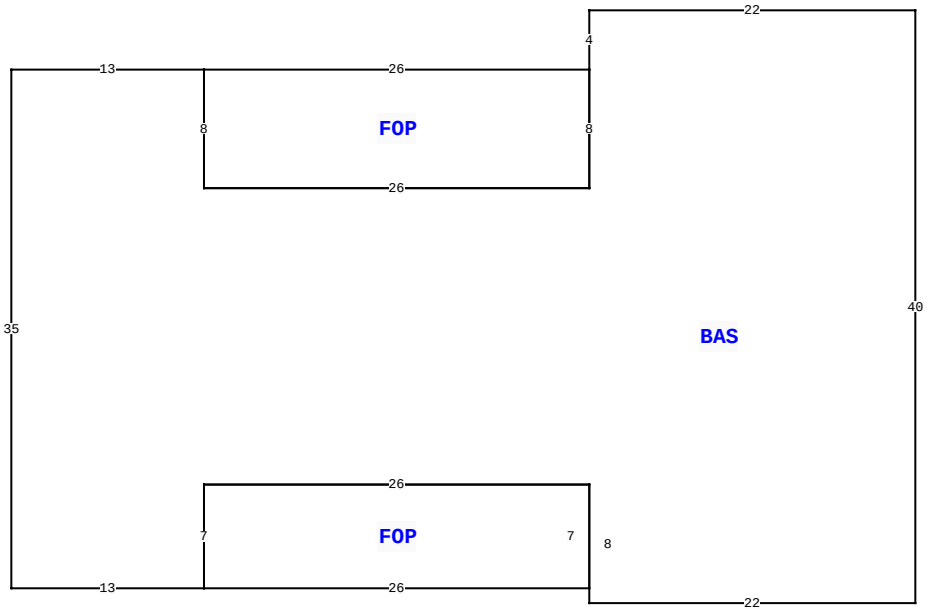
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,855	100		1,855	135,574
FOP	182	30		55	4,020
FOP	208	30		62	4,531
TOTALS	2,245			1,972	144,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	100.3950	112.44	221,732	1940	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1855 HX Base Yr



7864 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	144,126
TOTAL MARKET OB/XF VALUE	13,202
TOTAL LAND VALUE - MARKET	19,180
TOTAL MARKET VALUE	176,508
SOH/AGL Deduction	0
ASSESSED VALUE	176,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,508
TOTAL JUST VALUE	176,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/1449	12/22/2021	WD	U	I	11	100
GRANTOR: ELLIS ROBERT B						
GRANTEE: GILLYARD DONALD						
1394/0061	9/09/2019	WD	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: ROBERT B ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S4 FOP= W26 S8 E26N8$ S8 W26 N8 W13 S35 E13 FOP= E26 N7 W26 S7$ N7 E26 S8 E22 N40$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1990	1990	3	30	10,752	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,202

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	0		A-1	0.00	0.00	1.29	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,060							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	1,120							

REVIEW DATE 07/21/2017 BY BC Total Acres: 1.37 Total Land Value: 19,180 Market: 0 Agricultural: 0 Common: 19,180 PRINTED 11/06/2025 BY SYS