

COLLINS DANIEL E
1109 SW HOWELL ST
LAKE CITY, FL 32024

04-6S-17-09598-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	31	VINYL SID	100		0203	02	1,140	117.0000		120.51		137,381	2022	2022	0	0	0	5.00	95.00	Tax Group: 3					Tax Dist:				
Exterior Wall	00	N/A	0		1 MANUF 3 100% - 2023										Heated Area: 1140					HX Base Yr 2023									
Roof Structur	03	GABLE/HIP	100		157615 BAS 2023										BUILDING MARKET VALUE					130,512									
Roof Cover	03	COMP SHNGL	100												TOTAL MARKET OB/XF VALUE					18,200									
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET					96,900									
Interior Floo	12	HARDWOOD	100												TOTAL MARKET VALUE					162,632									
Interior Floo	00	N/A	0												SOH/AGL Deduction					45,070									
Air Condition	03	CENTRAL	100												ASSESSED VALUE					117,562									
Heating Type	04	AIR DUCTED	100												TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms		3	100												BASE TAXABLE VALUE					66,840									
Bathrooms		2	100												TOTAL JUST VALUE					245,612									
															NCON VALUE					0									
Frame	01	NONE	100		INCOME VALUE																								
Stories	1.	1.	100		PREVIOUS YEAR MKT VALUE					248,360																			
Units	0	100																											
Condition Adj	03	03	100																										
Kitchen Adjus	01	01	100																										
Quality		05	05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA										02																
NEIGHBORHOOD/LOC		4617.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,140	100	2023	1,140	130,512																								
TOTALS		1,140			1,140	130,512											04/07/2025 MLU												
EXTRA FEATURES										1109 SW HOWELL ST, LAKE CITY																			
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000													
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200													
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400													
4	0030	BARN, MT	0	100	0	0	1.00	UT	9,300.00	9,300.00	100	2024	2023		100	9,300													
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300													
LAND DESCRIPTION										TOTAL OB/XF 18,200																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.20	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,400												
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520												
3	9910	M	MKT. VAL. AG	100					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500												
REVIEW DATE		06/08/2023		BY		randall		Total Acres: 10.20		Total Land Value: 13,920		Market: 85,500		Agricultural: 2,520		Common: 11,400		PRINTED 11/07/2025 BY SYS											