BEG SE COR OF W1/2 OF NW1/4, N 1
466.98 FT, S 1121.40 FT TO S LIN
NW1/4, E 467.04 FT TO POB.

PAYNE JENNA LEE/PAYNE MARY KROPP
1603 SW HOWELL STREET
LAKE CITY, FL 32024

2026

04-6S-17-09599-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

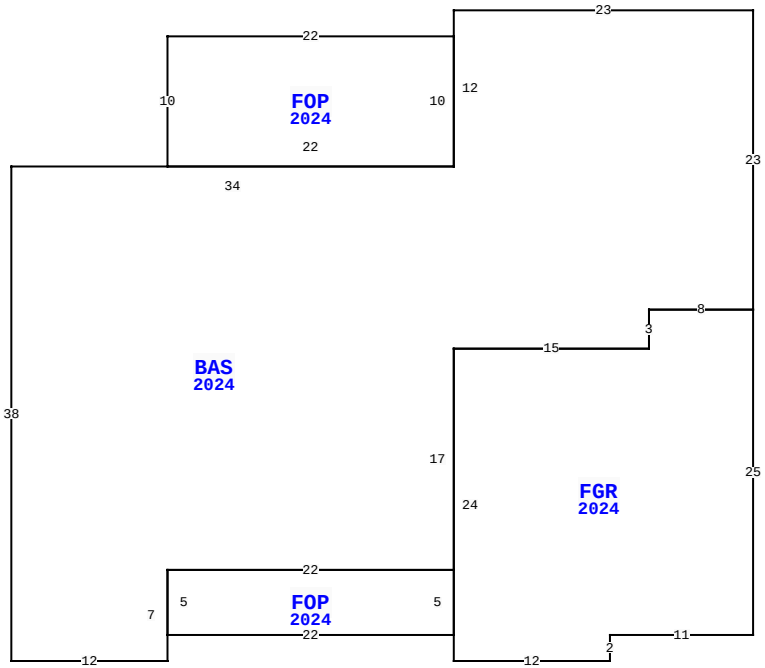
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,712	100	2024	1,712	218,763
FGR	554	55	2024	305	38,974
FOP	110	30	2024	33	4,217
FOP	220	30	2024	66	8,434
TOTALS	2,596			2,116	270,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	116.4240	130.39	275,905	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1712 HX Base Yr 2024



1603 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,387
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		287,567
SOH/AGL Deduction		0
ASSESSED VALUE		287,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,845
TOTAL JUST VALUE		383,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045241	New Residential C	332,800	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/2757	7/08/2022	QC	U	V	11	100
GRANTOR: PAYNE JENNA LEE						
GRANTEE: PAYNE JENNA LEE						
1464/425	4/06/2022	WD	U	V	11	100
GRANTOR: PAYNE PAULA POLHILL						
GRANTEE: PAYNE JENNA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-11] W23 S12 W34 S38 E12 N7 E22 N17 E15 N3 E8 N23 $
FGR=[YR=2024;ORIG=10,12] W8 S3 W15 S24 E12 N2 E11 N25 $
FOP=[YR=2024;ORIG=-35,-9] E22 S10 W22 N10 $
FOP=[YR=2024;ORIG=-35,32] E22 S5 W22 N5 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,100

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 12/07/2023 BY KS Total Acres: 12.00 Total Land Value: 12,080 Market: 99,000 Agricultural: 3,080 Common: 9,000 PRINTED 11/07/2025 BY SYS