

S1/2 OF NW1/4, EX BEG SW COR OF
1296.15 FT, N 650.62 FT, SW 507.
APPROX 840.55 FT TO W LINE OF SE

BERRY JACKSON P SR/BERRY ALICE F
17429 N US HIGHWAY 441
LAKE CITY, FL 32096

2026

05-1S-17-04492-007



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																									
Exterior Wall	05	AVERAGE 100	0100	01	1,845	105.8400	118.54	218,706	2017	2017	0	0	0	10.00	90.00	VALUATION SUMMARY																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2021														Heated Area: 1680																							
Roof Cover	12	MODULAR MT 100															HX Base Yr 2021																							
Interior Wall	05	DRYWALL 100															VALUATION BY STANDARD																							
Interior Floop	12	HARDWOOD 100															Tax Group: 3												Tax Dist:											
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												196,835											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												15,320											
Bedrooms	1	1 100															TOTAL LAND VALUE - MARKET												210,350											
Bathrooms	1	1 100															TOTAL MARKET VALUE												232,262											
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												63,710											
Stories	1.	1. 100															ASSESSED VALUE												168,552											
Architectural	05	CONV 100															TOTAL EXEMPTION VALUE												HX HB VX 13 168,552											
Units	0	0 100															BASE TAXABLE VALUE												0											
Quality 05 05			TOTAL JUST VALUE												422,505																									
DOR CODE 5000 IMPROVED AG			NCON VALUE												0																									
MAP NUM			INCOME VALUE												PREVIOUS YEAR MKT VALUE																									
NEIGHBORHOOD/LOC 1117.00 1.00/			425,239																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	768	100		768	81,935																																			
BAS	912	100		912	97,297																																			
FOP	80	30		24	2,561																																			
FOP	128	30		38	4,055																																			
FOP	144	30		43	4,587																																			
FOP	200	30		60	6,401																																			
TOTALS	2,232			1,845	196,835																																			
EXTRA FEATURES						17429 N US HIGHWAY 441 , WHITE SPRINGS																																		
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	100	2017	2017	3	100	1,200																									
2	0020	BARN, FR	0	100	20	39		780.00	UT 10.00	100	2019	2019	3	100	7,800																									
3	0070	CARPORT UF	0	100	20	40		800.00	UT 1.50	100	2019	2019	3	100	1,200																									
4	0294	SHED WOOD/	0	100	8	14		112.00	UT 10.00	100	2019	2019	3	100	1,120																									
5	9946	Well	0	100	0	0		1.00	UT 4,000.00	100			3	100	4,000																									
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																							
2	5600	A	TIMBER 3	100					59.10	AC		1.00	1.00	1.00	281.00	281.00	16,607																							
3	9910	M	MKT. VAL. AG	100					59.10	AC		1.00	1.00	1.00	3,500.00	3,500.00	206,850																							
REVIEW DATE 07/09/2019 BY HC Total Acres: 60.10 Total Land Value: 20,107 Market: 206,850 Agricultural: 16,607 Common: 3,500 PRINTED 11/19/2025 BY SYS																																								