COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, RUN N 226.14 FT, E 400
US-441, S 229 FT, W 391.42 FT TO

HINCAPIE MARA/CRUZ AURA DEL CARMEN
4616 U.S. HIGHWAY 441
LAKE CITY, FL 32055

2026

05-3S-17-04849-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

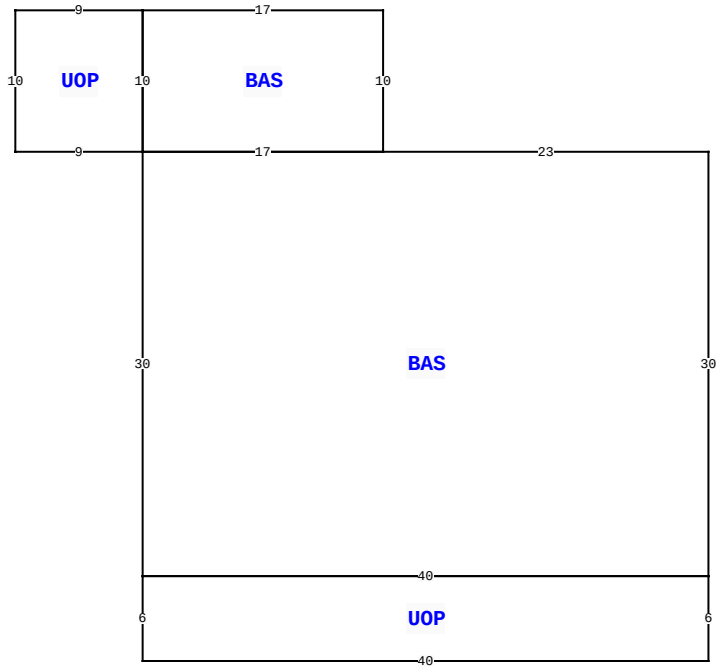
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	6,394
BAS	1,200	100		1,200	45,131
UOP	90	20		18	677
UOP	240	20		48	1,805
TOTALS	1,700			1,436	54,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,436	61.0560	68.38	98,194	1960	1960	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1370 HX Base Yr



4616 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,007
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	14,350
TOTAL MARKET VALUE	70,057
SOH/AGL Deduction	0
ASSESSED VALUE	70,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,057
TOTAL JUST VALUE	70,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/1577	1/13/2024	WD	U	I	11	100
GRANTOR: HINCAPIE MARA						
GRANTEE: HINCAPIE MARA						
1410/2670	4/24/2020	WD	Q	I	01	50,000
GRANTOR: MARTIN ULA INC						
GRANTEE: MARA HINCAPIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N10 W17 S10 E17$ W17 UOP= N10 W9 S10 E9$ S30 UOP= S6 E40 N6 W40$ E40 N30$.

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	0296	SHED METAL	0	0	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0060	CARPORT F	0	0	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	2.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,350							

REVIEW DATE 08/11/2015 BY DF Total Acres: 2.05 Total Land Value: 14,350 Market: 0 Agricultural: 0 Common: 14,350 PRINTED 10/01/2025 BY SYS