

THE N 770 FT OF SE1/4 OF SW1/4 &
SW1/4 OF SE1/4 & THE N 770 FT OF
W OF US-441, EX BEG INTERS OF W

KLEINBAUM BARRY/KLEINBAUM JODIE
9622 N US HWY 441
LAKE CITY, FL 32055

2026

08-2S-17-04689-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		03

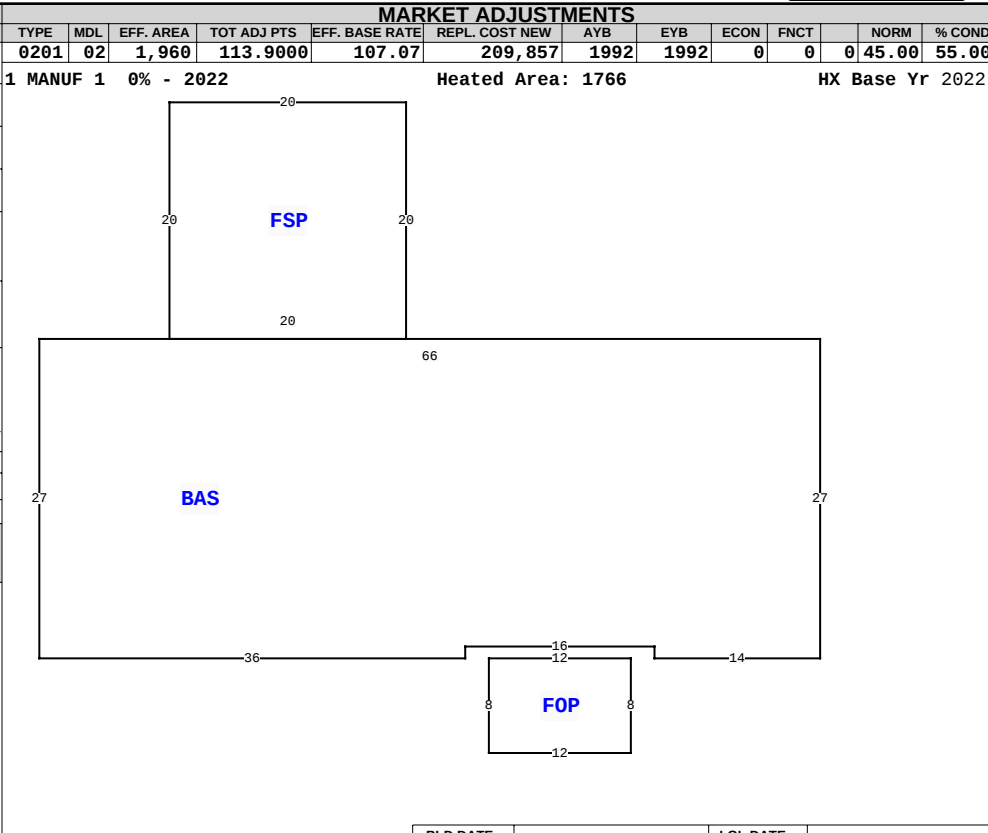
NEIGHBORHOOD/LOC	8217.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100		1,766	103,997
FOP	96	35		34	2,002
FSP	400	40		160	9,422
TOTALS	2,262			1,960	115,421

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1,200.00	100	2010	2010	3	100	1,200
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2010	2010	3	100	100
4	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2019	2019	3	65	3,900
5	0210	GARAGE U	0	100	50	28		1,400.00	UT 0.00	0.00	100	2022	2021		100	14,000
6	0070	CARPORT UF	0	100	0	0		1.00	UT 800.00	800.00	100	2023	2022		100	800
7	0190	FPLC PF	0	0	0	0		1.00	UT 1,200.00	1,200.00	100	2023	2022		100	1,200
8	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022		100	7,000

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C
2	5500	A
3	5800	A
4	9910	M



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF															35,200
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
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.26	AC		1.00	1.00	1.00	3,500.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00
3	5800	A	TIMBER 5	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	141.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	3,500.00

COLUMBIA COUNTY PROPERTY															PAGE 1 of 2	3
VALUATION SUMMARY															STANDARD	
VALUATION BY															STANDARD	
Tax Group: 3															Tax Dist:	
BUILDING MARKET VALUE															339,637	
TOTAL MARKET OB/XF VALUE															35,200	
TOTAL LAND VALUE - MARKET															151,410	
TOTAL MARKET VALUE															407,725	
SOH/AGL Deduction															53,018	
ASSESSED VALUE															354,707	
TOTAL EXEMPTION VALUE															50,722	
BASE TAXABLE VALUE															303,985	
TOTAL JUST VALUE															526,247	
NCON VALUE															0	
INCOME VALUE																
PREVIOUS YEAR MKT VALUE															531,267	
XFOB:1:1: HORTON ID#HELT319GL & R																
PERMIT NUM															ISSUED	
000043893															03/10/2022	
DESCRIPTION																
Mobile Home																
SALES DATA																
OFF RECORD Number															DATE	
1437/234															5/04/2021	
GRANTOR: MCELHANEY WALTER R JR																
GRANTEE: KLEINBAUM BARRY																
1303/2373															10/30/2015	
GRANTOR: MAURICE W FRITZ & VEE																
GRANTEE: WALTER R MCELHANEY																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W66 S27 E36 N1 E16 S1 E14 N27 \$																
FSP=[ORIG=-55,-20] E20 S20 W20 N20 \$																
FOP=[ORIG=-28,27] E12 S8 W12 N8 \$																

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