N1/2 OF NW1/4 AS LIES W OF
US-441, EX BEG INTERS W R/W
US-441 & S LINE OF N1/2 OF

HARRINGTON ROCKY
4194 N HWY 441
LAKE CITY, FL 32055

2026

08-3S-17-04881-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

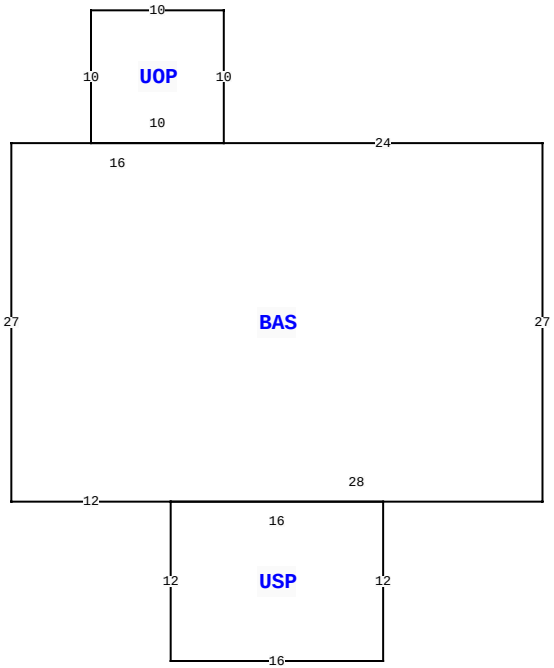
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	30,041
UOP	100	25		25	696
USP	192	35		67	1,864
TOTALS	1,372			1,172	32,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,172	115.9000	69.54	81,501	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1080 HX Base Yr



4194 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,600
TOTAL MARKET OB/XF VALUE	10,234
TOTAL LAND VALUE - MARKET	81,250
TOTAL MARKET VALUE	55,922
SOH/AGL Deduction	0
ASSESSED VALUE	55,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,922
TOTAL JUST VALUE	124,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W10 S10 E10$ W16 S27 E12 USP= S12 E16 N12 W16$ E28 N27$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0021	BARN,FR AE	0	0	20	40	800.00	UT	1.00	1.00	100	2012	2012	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	0	16	20	320.00	UT	2.45	2.45	100	0	0	3	100	784	
6	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 10,234

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	5910	A	SWAMP/CYPRES	0					2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	5600	A	TIMBER 3	0			0.00	0.00	28.50	AC		1.00	1.00	1.00	281.00	281.00	8,008							
4	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	30.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	76,250							

REVIEW DATE 08/11/2015 BY DF Total Acres: 32.50 Total Land Value: 13,088 Market: 76,250 Agricultural: 8,088 Common: 5,000 PRINTED 11/19/2025 BY SYS