BEG AT INTERS OF W R/W LINE OF U
OF ANDERSON ACRES, RUN W 356.62
E 350.82 FT TO SAID W R/W US-441

BURNHAM JOHN
1211 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

08-3S-17-04881-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

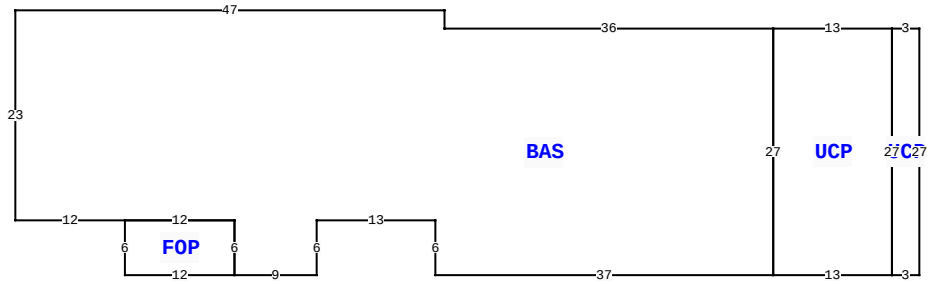
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
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	2,113	100		2,113	108,429
FOP	72	30		22	1,129
UCP	81	20		16	821
UCP	351	20		70	3,592
TOTALS	2,617			2,221	113,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,221	83.3036	93.30	207,219	1972	1972	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 2113 HX Base Yr



4338 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,970
TOTAL MARKET OB/XF VALUE	6,354
TOTAL LAND VALUE - MARKET	10,950
TOTAL MARKET VALUE	131,274
SOH/AGL Deduction	0
ASSESSED VALUE	131,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,274
TOTAL JUST VALUE	131,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/2432	7/07/2022	QC	U	I	11	25,000
GRANTOR: BELL CAROLYN JEAN						
GRANTEE: BURNHAM JOHN						
1352/0414	1/24/2018	QC	U	I	11	100
GRANTOR: WILLIAM D BELL						
GRANTEE: WILLIAM D BELL & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N2 W47 S23 E12 FOP= S6 E12 N6 W12$ E12 S6 E9N6 E13 S6 E37 UCP= E13 UCP= E3 N27 W3 S27$N27 W13 S27$ 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	0040	BARN,POLE	0	0	22	36	792.00	UT	2.50	2.50	60	1980	1980	3	60	1,188	
2	0294	SHED WOOD/	0	0	26	20	520.00	UT	10.00	10.00	60	2010	2010	3	60	3,120	
3	0252	LEAN-TO W/	0	0	12	12	144.00	UT	1.50	1.50	60	2010	2010	3	60	130	
4	0252	LEAN-TO W/	0	0	12	24	288.00	UT	1.50	1.50	50	2010	2010	3	50	216	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,354

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			0.00	0.00	1.50	AC		1.00	1.00	1.00	7,300.00	7,300.00	10,950							

REVIEW DATE 06/24/2016 BY DF Total Acres: 1.50 Total Land Value: 10,950 Market: 0 Agricultural: 0 Common: 10,950 PRINTED 10/03/2025 BY SYS