COMM INTERS E R/W US-441 & S LIN
NW1/4, N 342 FT FOR POB, CONT N
FT, S 533 FT, W 420 FT TO POB.

YOUNG GARDNER
4207 N HIGHWAY 441
LAKE CITY, FL 32055

2026

08-3S-17-04901-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

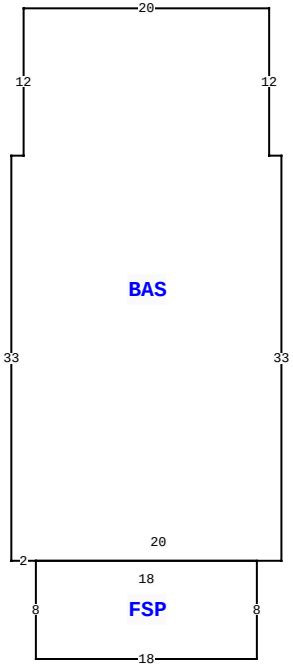
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	966	100		966	38,110
FSP	144	40		58	2,288
TOTALS	1,110			1,024	40,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,024	64.0458	71.73	73,452	1950	1950	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 966 HX Base Yr



4207 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,399
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		33,410
TOTAL MARKET VALUE		75,109
SOH/AGL Deduction		35,432
ASSESSED VALUE		39,677
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,677
TOTAL JUST VALUE		75,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0629/0555	8/05/1987	WD	Q	I		18,500

GRANTOR: SPARKS CLAUDE L &

GRANTEE: YOUNG GARDNER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 N12 W20 S12 W1 S33 E2FSP= S8 E18 N8 W18$ E20 N33$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	100		00	0.00	0.00	5.14	AC		1.00	1.00	1.00	6,500.00	6,500.00	33,410							

REVIEW DATE 08/11/2015 BY DF Total Acres: 5.14 Total Land Value: 33,410 Market: 0 Agricultural: 0 Common: 33,410 PRINTED 11/18/2025 BY SYS