S1/2 OF THE FOLLOWING: S 480 FT
OF SW1/4 OF SE1/4 LYING E OF US-

HARDCASTLE SHAMIMA
9533 S US HIGHWAY 441
LAKE CITY, FL 32024

2026

10-5S-17-09192-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

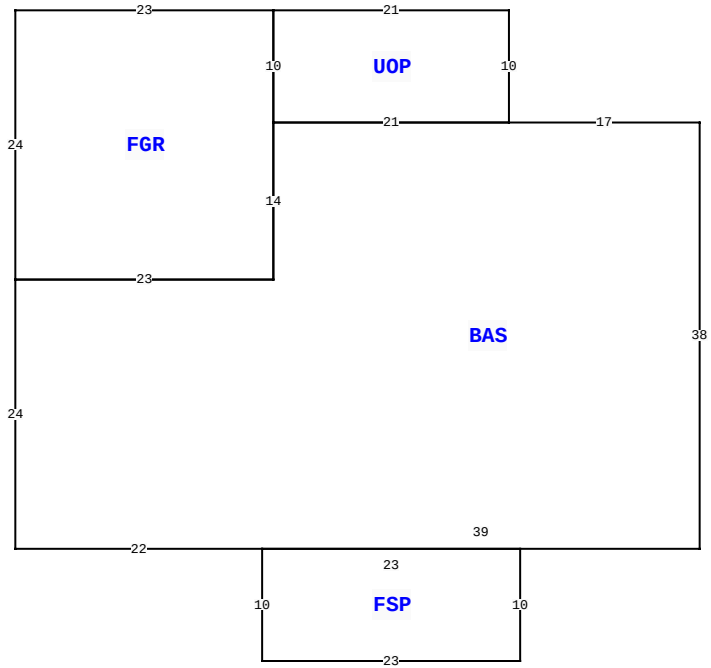
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100		1,996	162,058
FGR	552	55		304	24,682
FSP	230	40		92	7,470
UOP	210	20		42	3,410
TOTALS	2,988			2,434	197,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	111.5258	124.91	304,031	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1996 HX Base Yr



9533 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	197,620
TOTAL MARKET OB/XF VALUE	10,742
TOTAL LAND VALUE - MARKET	33,300
TOTAL MARKET VALUE	241,662
SOH/AGL Deduction	0
ASSESSED VALUE	241,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,662
TOTAL JUST VALUE	241,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,662

SALE:2:1: MAP #14.3 (SPLIT) CHECK FOR IMPROVEMENTS

SALE:1:1: 3.33 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1523/431	9/09/2024	QC	U	I	11	100

GRANTOR: HARDCASTLE PHILLIP

GRANTEE: HARDCASTLE SHAMIMA

1522/2543	9/04/2024	PB	U	I	18	0

GRANTOR: CLERK OF COURT (AHMED

GRANTEE: HARDCASTLE SHAMIMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W21 S10 E21$ W21 FGR= N10 W23 S24 E23N14$ S14 W23 S24 E22 FSP= S10 E23 N10 W23$ E39 N38$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,642	
2	0294	SHED WOOD/	0	0	24	60	1,440.00	UT	7.50	7.50	75	2004	2004	3	75	8,100	

LAND DESCRIPTION

TOTAL OB/XF 10,742

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	3.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,300							

REVIEW DATE 07/28/2017 BY DF Total Acres: 3.33 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/06/2025 BY SYS