COMM SW COR OF NE1/4, RUN N 1449 FT FOR POB, N 150 FT, E 340.40 F 41, S ALONG R/W 150 FT, W 340.40

GREENWALD LOGAN/ARIANNA HOUSE
9876 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

15-5S-17-09245-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

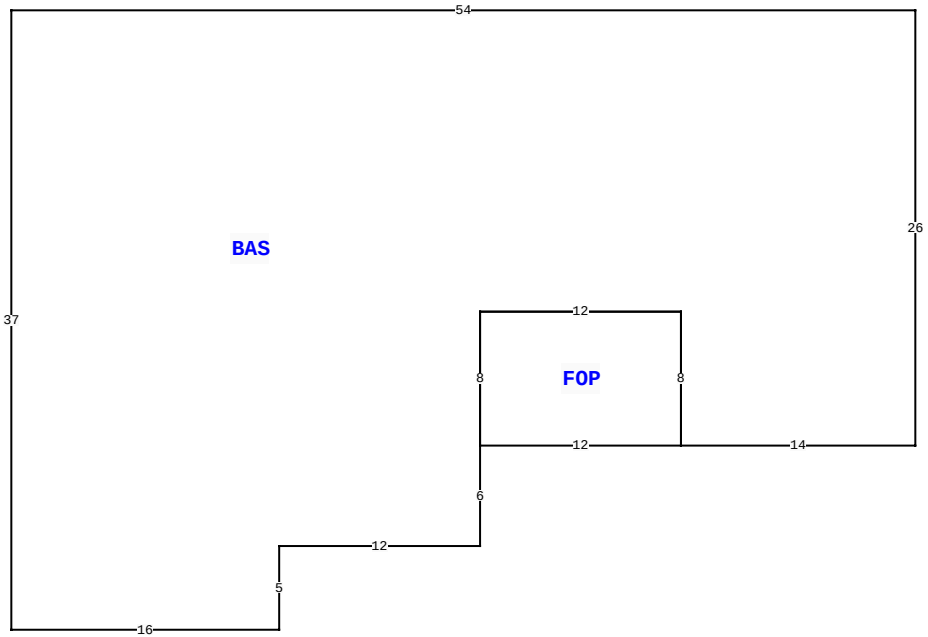
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	217,651
FOP	96	30		29	4,057
TOTALS	1,652			1,585	221,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	145.2244	162.65	257,800	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2021 Heated Area: 1556 HX Base Yr 2021



9876 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,708
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		16,380
TOTAL MARKET VALUE		239,488
SOH/AGL Deduction		47,498
ASSESSED VALUE		191,990
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,268
TOTAL JUST VALUE		239,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29075	SFR	507	12/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/0103	9/16/2020	WD	Q	I	01	206,000
GRANTOR: CYNTHIA Y SIKES						
GRANTEE: LOGAN GREENWALD & A						
1333/1088	3/22/2017	WD	Q	I	01	155,000
GRANTOR: CHAD C & KATHERINE R						
GRANTEE: CYNTHIA Y SIKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S37 E16 N5 E12 N6 FOP= E12 N8 W12 S8$ N8 E12 S8 E14 N26$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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			0.00	0.00	1.17	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,380							

REVIEW DATE 08/07/2017 BY DF Total Acres: 1.17 Total Land Value: 16,380 Market: 0 Agricultural: 0 Common: 16,380 PRINTED 11/18/2025 BY SYS