COMM AT NW COR OF NE1/4 OF SE1/4
84.45 FT TO E R/W SR-47 (AKA US
ALONG R/W 608.31 FT FOR POB, CON

BIARRIETA MAURICIO J
8749 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04719-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

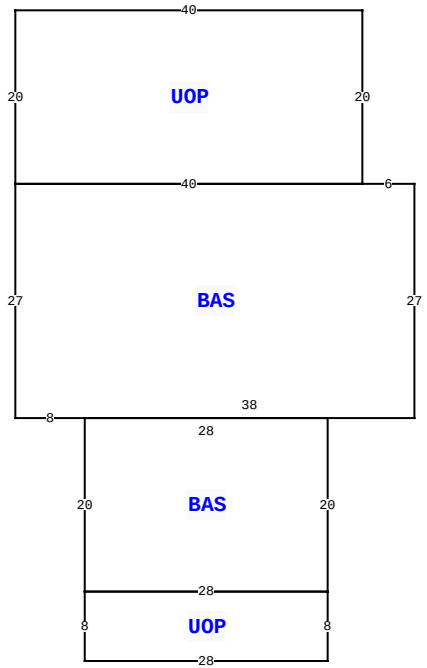
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	34,136
BAS	1,242	100		1,242	75,708
UOP	224	25		56	3,413
UOP	800	25		200	12,191
TOTALS	2,826			2,058	125,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,058	117.9000	110.83	228,088	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1802 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

8749 N US HIGHWAY 441 , LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,448
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		19,500
TOTAL MARKET VALUE		152,748
SOH/AGL Deduction		5,724
ASSESSED VALUE		147,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,302
TOTAL JUST VALUE		152,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2345	5/01/2023	WD	U	I	11	100
GRANTOR: JOHNSON KIMBERLY BROO						
GRANTEE: BIARRIETA MAURICIO						
1489/1075	5/01/2023	WD	U	I	37	60,600
GRANTOR: JOHNSON KIMBERLY BROO						
GRANTEE: BIARRIETA MAURICIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N20 W40 S20 E40$ W40 S27 E8 BAS= S20 UOP= S8 E28 N8 W28$ E28 N20 W28$ E38 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100		A-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,500							

REVIEW DATE 07/13/2023 BY ME Total Acres: 2.60 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 11/20/2025 BY SYS