COMM AT NW COR OF NE1/4 OF
SE1/4, RUN S 235 FT FOR POB,
RUN E 363 FT, S 130 FT, W 363

CHRISTIE KIMBERLY
8877 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04720-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

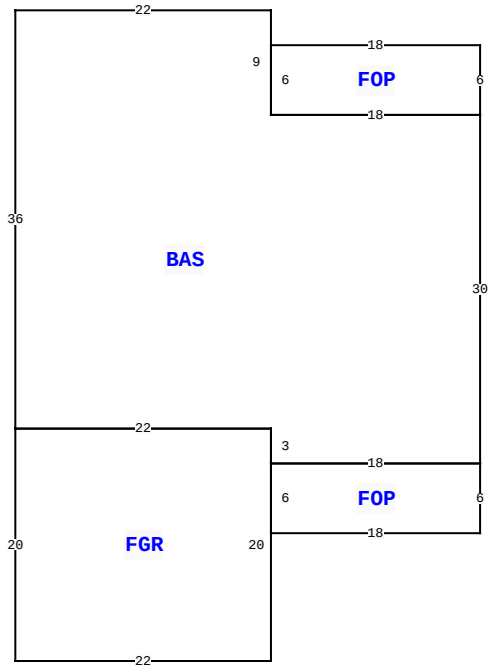
NEIGHBORHOOD/LOC 17217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	152,369
FGR	440	55		242	27,683
FOP	108	30		32	3,661
FOP	108	30		32	3,661
TOTALS	1,988			1,638	187,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	121.5900	136.18	223,063	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2010 Heated Area: 1332 HX Base Yr 2010



8877 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		196,873
SOH/AGL Deduction		65,120
ASSESSED VALUE		131,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,031
TOTAL JUST VALUE		196,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,104

SALE:1:1: LENGTH TRANS;COULD BE WD REPLC AN UNR AF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052902	Roof Replacement	11,550	04/16/2025
27811	SFR	594	05/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/1148	6/26/2008	WD	Q	I	01	100

GRANTOR: ROBERT & MARTHA CHRIS

GRANTEE: KIMBERLY CHRISTIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S36 FGR= S20 E22 N20 W22$ E22 S3 FOP= S6 E18 N6 W18$ E18 N30 FOP= N6 W18 S6 E18$ W18 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/20/2025 BY SYS