COMM SW COR OF SE1/4 OF NE1/4,
RUN E 49.55 FT TO C/L US-441,
RUN N ALONG C/L 610 FT, E

MULLINS TOMMY/THOMPSON PAM
9071 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04722-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

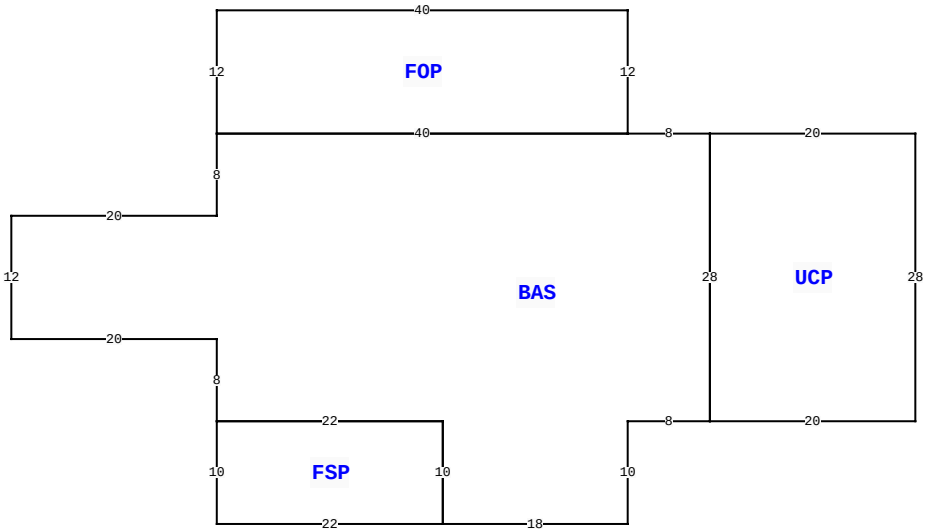
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,764	100		1,764	112,413
FOP	480	30		144	9,177
FSP	220	40		88	5,608
UCP	560	20		112	7,137
TOTALS	3,024			2,108	134,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	87.5328	98.04	206,668	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1764 HX Base Yr 2016



9071 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,334
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		153,534
SOH/AGL Deduction		52,976
ASSESSED VALUE		100,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,836
TOTAL JUST VALUE		153,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/2305	9/13/2013	WD	U	I	18	42,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TOMMY MULLINS (SING						
1254/1316	4/24/2013	CT	U	I	18	0
GRANTOR: CLERK OF COURT (KEITH						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N12 W40 S12 E40$ W40 S8 W20 S12 E20 S8 FSP= S10 E22 N10 W22$ E22 S10 E18 N10 E8 UCP= E20 N28 W20 S28$ N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	32	20	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 08/03/2015 BY DF Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/20/2025 BY SYS