BEG SW COR OF S1/2 OF S1/2 OF
NE1/4 OF NE1/4 AS LIES E OF
US-441, RUN N 334 FT, E 334

TERRELL PAUL/TERRELL JOANN
9193 N US HWY 441
LAKE CITY, FL 32055

2026

17-2S-17-04722-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

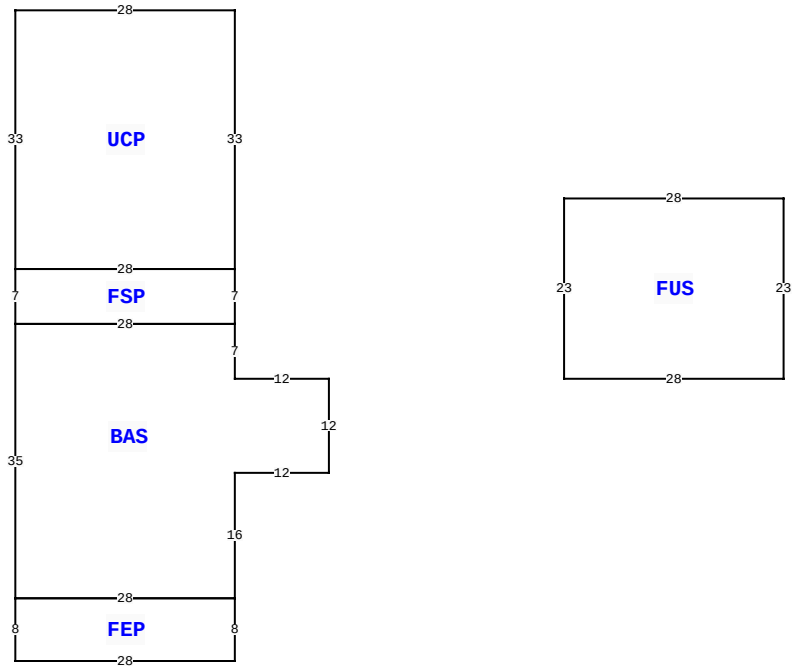
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,124	100		1,124	69,451
FEP	224	80		179	11,060
FSP	196	40		78	4,820
FUS	644	100		644	39,792
UCP	924	20		185	11,431
TOTALS	3,112			2,210	136,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,210	84.8731	95.06	210,083	1955	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1768 HX Base Yr 1998



9193 N US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,554
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		19,200
TOTAL MARKET VALUE		156,604
SOH/AGL Deduction		77,039
ASSESSED VALUE		79,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,843
TOTAL JUST VALUE		156,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049425	Roof Replacement	16,000	03/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/0519	2/14/1996	WD	Q	I		30,000
GRANTOR: RANDAL D THOMAS						
GRANTEE: PAUL & JOANN TERREL						
0584/0545	2/01/1986	AG	Q	V	01	5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N7 FSP= N7 UCP= N33 W28 S33 E28$ W28 S7 E28$ W28 S35 FEP= S8 E28 N8 W28$ E28 N16 E12 N12 $ PTR= E30 FUS= E28 N23 W28 S23$ W30$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 850

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	2.56	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,200							

REVIEW DATE 06/10/2024 BY JS Total Acres: 2.56 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 11/20/2025 BY SYS