COMM NW COR OF NE1/4 OF NE1/4, R
TO W R/W OF SR-47 FOR POB, RUN S
466.7 FT, W 466.7 FT, N 466.7 FT

9036 N US HWY 441 REVOCABLE TRUST DATED NOVEMBER 8
9036 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04724-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

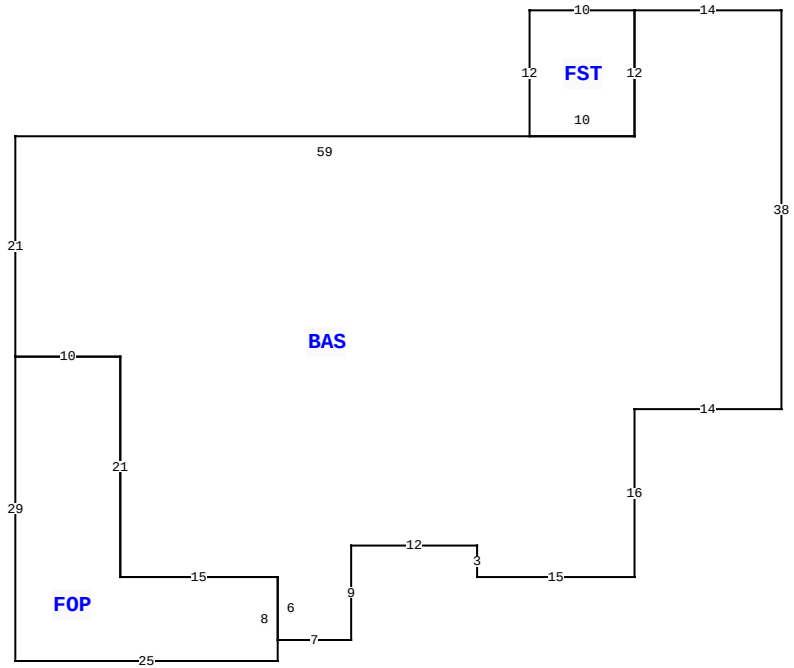
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,806	100		2,806	197,164
FOP	410	30		123	8,642
FST	120	55		66	4,638
TOTALS	3,336			2,995	210,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	96.5200	108.10	323,760	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2806 HX Base Yr 2022



9036 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,444
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,404
SOH/AGL Deduction		35,456
ASSESSED VALUE		210,948
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		155,226
TOTAL JUST VALUE		246,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054063	Electrical Servic		09/17/2025
31714	MAINT/ALTR	95	01/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/1205	8/05/2021	WD	Q	I	01	255,000

GRANTOR: RHYNE JO ANN

GRANTEE: 9036 N US HWY 441 R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S21 FOP= S29 E25 N8 W15N21 W10$ E10 S21 E15 S6 E7 N9 E12 S3 E15 N16 E14 N38 W14 FST= W10 S12 E10 N12$ S12 W59$.

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	4.00	UT	1,200.00	1,200.00	85	0	0	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS