W1/2 OF SE1/4 OF SE1/4 & A PART
SE1/4 AS LIES E OF US-441, EX 4
ORB 444-266. EX 1 AC DESC 992-29

KAHLICH EUGENE M
133 NE ANDERSON TER
LAKE CITY, FL 32055

2026

17-2S-17-04726-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

8681 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	0
TOTAL MARKET OB/XF VALUE	11,900
TOTAL LAND VALUE - MARKET	35,700
TOTAL MARKET VALUE	47,600
SOH/AGL Deduction	8,787
ASSESSED VALUE	38,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,813
TOTAL JUST VALUE	47,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042671	Electrical Servic	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	24	24	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,700	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,700							

REVIEW DATE 09/13/2021 BY JB Total Acres: 5.10 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 11/18/2025 BY SYS