N 200 FT OF E 565 FT OF N1/2
OF S1/2 OF NW1/4 OF SW1/4.

LEE LAVERNE PITTS
2712 N US HWY 441
LAKE CITY, FL 32055

2026

17-3S-17-05034-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

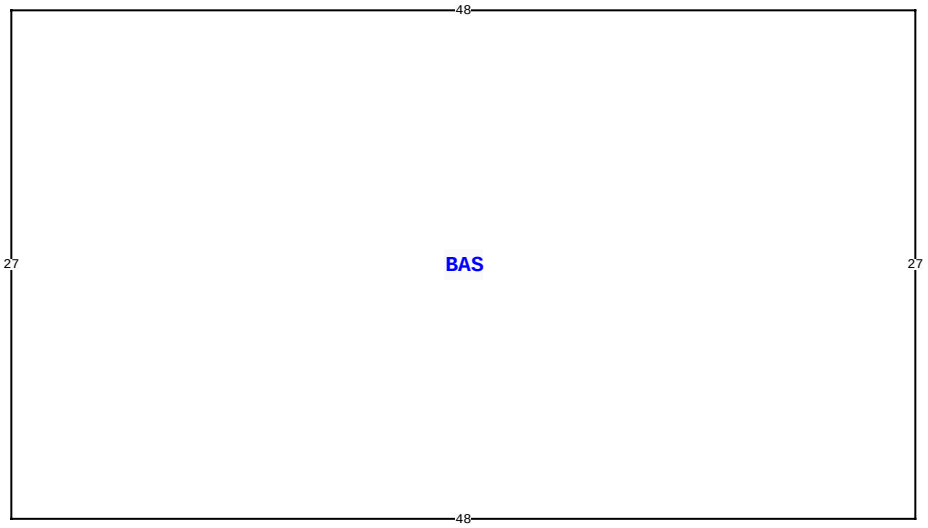
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
TOTALS	1,296			1,296	36,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.9000	70.74	91,679	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1296 HX Base Yr 2005



2712 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,672
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		12,432
TOTAL MARKET VALUE		58,104
SOH/AGL Deduction		12,725
ASSESSED VALUE		45,379
TOTAL EXEMPTION VALUE	HX HB SX	45,379
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		58,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005	M H	250	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/1048	10/11/2001	WD	Q	V	01	0

GRANTOR: JOHN & INELL PITTS

GRANTEE: LAVERNE P LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.59	AC		1.00	1.00	0.80	6,000.00	4,800.00	12,432							

REVIEW DATE 08/14/2015 BY DF Total Acres: 2.59 Total Land Value: 12,432 Market: 0 Agricultural: 0 Common: 12,432 PRINTED 10/03/2025 BY SYS