THE W 385 FT OF N1/2 OF S1/2 OF NE1/4 OF SW1/4, EX THE EAST 150 LAND 20 FT WIDE N & S & 235.20 F

SCHIMP EDWARD C
2685 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-3S-17-05039-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

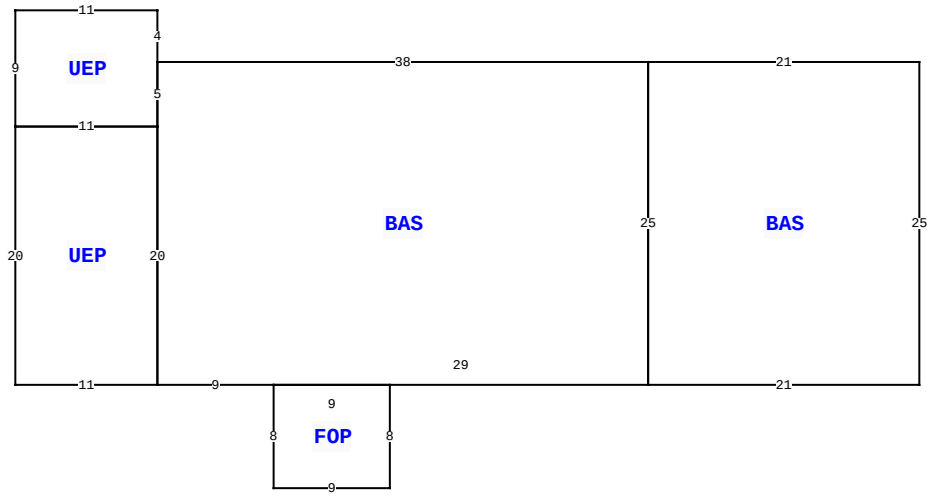
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	44,571
BAS	950	100		950	80,652
FOP	72	30		22	1,867
UEP	99	60		59	5,009
UEP	220	60		132	11,207
TOTALS	1,866			1,688	143,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	116.6200	130.61	220,470	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1475 HX Base Yr 2022



2685 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		143,306
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		7,200
TOTAL MARKET VALUE		152,756
SOH/AGL Deduction		22,720
ASSESSED VALUE		130,036
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		29,314
TOTAL JUST VALUE		152,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/769	3/18/2021	WD	Q	I	01	118,900
GRANTOR: UNDERWOOD CHRISTINA						
GRANTEE: SCHIMP EDWARD C						
1331/2766	1/30/2017	WD	Q	I	01	65,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: CHRISTINA UNDERWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UEP= N4 W11 S9 E11 N5$ S5 UEP= W11 S20 E11 N20$ S20 E 9 FOP= S8 E9 N8 W9$ E29 BAS= E21 N25 W21 S25$ N25$.

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	1993	1993	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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			0.00	0.00	0.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,200							

REVIEW DATE 08/17/2015 BY DF Total Acres: 0.48 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 10/03/2025 BY SYS