W1/2 OF NW1/4 OF NE1/4 OF NE1/4
AS LIES N & E OF US-441 AS DESC
& COMM NE COR OF SEC, W 945.02 F

THOMAS KATHRYN MERRIE
14687 N US HWY 441
LAKE CITY, FL 32055

2026

20-1S-17-04548-000

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
Quality	05	05

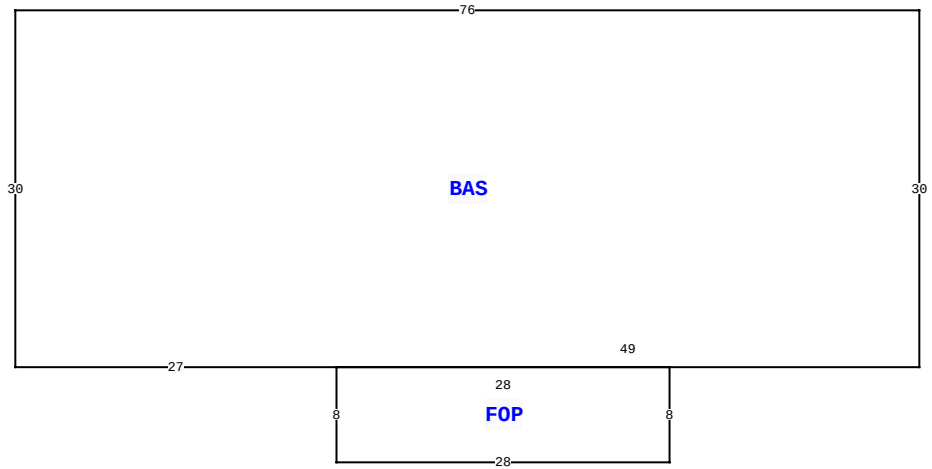
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	138,981
FOP	224	35		78	4,755
TOTALS	2,504			2,358	143,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,358	117.9000	110.83	261,337	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 2280 HX Base Yr 2013



14687 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		143,735
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		37,240
TOTAL MARKET VALUE		161,307
SOH/AGL Deduction		97,816
ASSESSED VALUE		63,491
TOTAL EXEMPTION VALUE	HX HB	38,491
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		190,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30032	M H	537	03/27/2012
19215	PUMP/UTPOL	30	01/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/1175	7/14/2020	QC	U	I	30	0
GRANTOR: KATHRYN M CULLUM NKA						
GRANTEE: KATHRYN MERRIE THOM						
1415/1173	7/14/2020	WD	U	V	11	100
GRANTOR: H MICHAEL THOMAS & CA						
GRANTEE: KATHRYN MERRIE THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E27 FOP= S8 E28 N8 W28$ E49 N30$.

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	0040	BARN,POLE	0	100	30	40	1,200.00	UT	2.50	2.50	50	2004	2004	3	50	1,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	1.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,140							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	0.30	AC		1.00	1.00	1.00	40.00	40.00	12							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	4.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	30,100							

REVIEW DATE 07/20/2015 BY DF Total Acres: 5.32 Total Land Value: 8,272 Market: 30,100 Agricultural: 1,132 Common: 7,140 PRINTED 10/21/2025 BY SYS