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AS LIES W OF US-441.

TREJO MANUEL/GARCIA ORALIA
8144 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-2S-17-04740-001

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	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

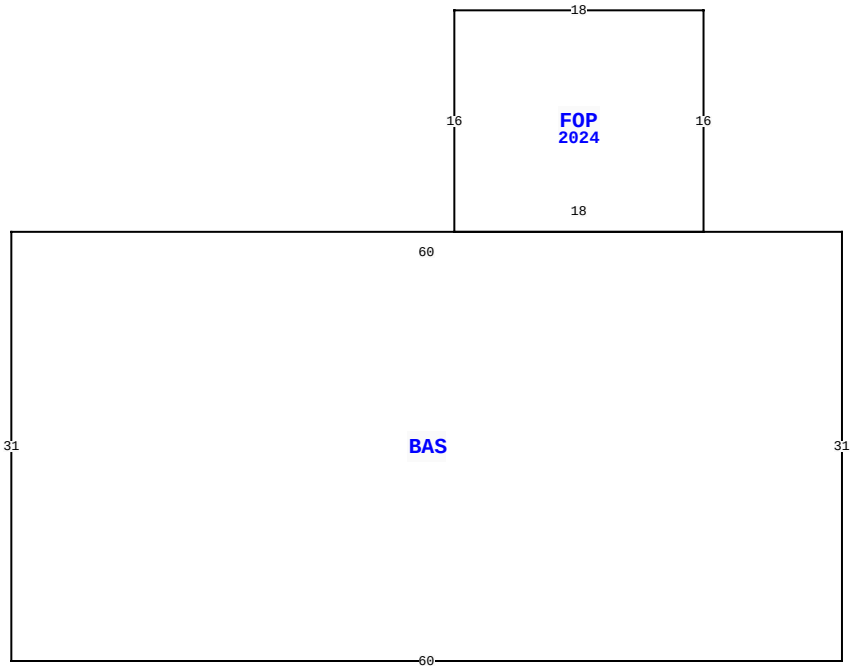
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	199,067
FOP	288	35	2024	101	10,810
TOTALS	2,148			1,961	209,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,961	118.8000	117.61	230,633	2020	2020	0	0	0	9.00	91.00

3 MANUF 2 100% - 2025 Heated Area: 1860 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

8144 N US HIGHWAY 441 , LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,876
TOTAL MARKET OB/XF VALUE		27,700
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		254,576
SOH/AGL Deduction		0
ASSESSED VALUE		254,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,854
TOTAL JUST VALUE		254,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050493	Storage Building	12,800	08/01/2024
000048413	Roof Replacement	9,300	10/13/2023
40016	M H	0	06/23/2020
14224	M H	125	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/360	3/29/2024	WD	Q	I	01	289,900
GRANTOR: SPRADLEY ZACHARY BROC						
GRANTEE: TREJO MANUEL						
1512/358	3/29/2024	QC	U	I	11	100
GRANTOR: THOMAS DALE ROBERTS F						
GRANTEE: TREJO MANUEL						

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
4	0080	DECKING	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
5	0030	BARN,MT	0	100	0	0	960.00	UT	15.00	15.00	100	2025	2024		100	14,400	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S31 E60 N31 $
FOP=[YR=2024;ORIG=-28,-16] S16 E18 N16 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,700

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	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 04/11/2024 BY ME Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 11/14/2025 BY SYS