S 100 FT OF LOT 3 PINE NEEDLES E

695-370,372,

TRIPP BERNICE C
2049 N US HWY 441
LAKE CITY, FL 32055

2026

20-3S-17-05246-000

BUILDING CHARACTERISTICS

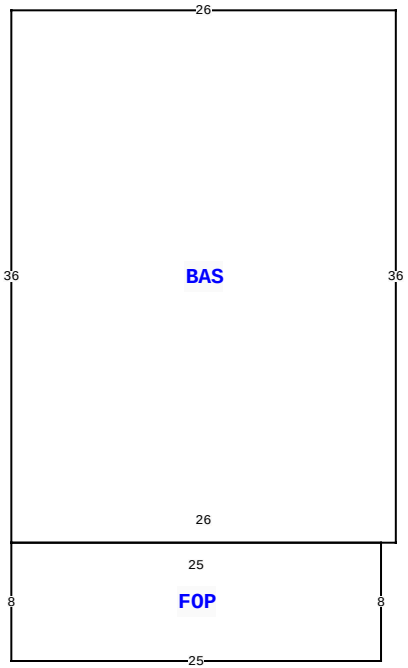
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	45,350
FOP	200	30		60	2,907
TOTALS	1,136			996	48,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	66.5496	74.54	74,242	1920	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 936 HX Base Yr



2049 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,257
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	58,557
SOH/AGL Deduction	0
ASSESSED VALUE	58,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,557
TOTAL JUST VALUE	58,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0695/0372	8/16/1989	WD	U	I		2,600

GRANTOR: HALL

GRANTEE: TRIPP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S36 FOP= S8 E25 N8 W25$ E26 N36$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.46 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/18/2025 BY SYS