BEG INTERS OF W R/W US-441 & N L
SE ALONG R/W 75.38 FT, SW 311.20
FT, CONT NW 165.81 FT, NE 495.99

PERRY LASHAUN F
1784 SW PALOMA CT
LAKE CITY, FL 32025

2026

20-4S-17-08583-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

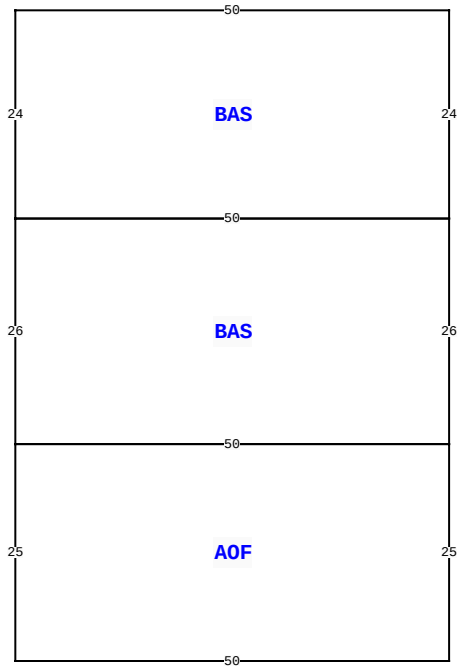
DOR CODE	4817	WHSE STORAGE/OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,250	150		1,875	52,184
BAS	1,200	100		1,200	33,398
BAS	1,300	100		1,300	36,181
TOTALS	3,750			4,375	121,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,375	92.7000	35.23	154,131	2006	2006	0	0	0	21.00	79.00

2 PREF M B A 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	07/18/2006	CP	LGL DATE
XF DATE			LAND DATE 04/27/2022 MLU
INC DATE			AG DATE

4180 S US HIGHWAY 441 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,763
TOTAL MARKET OB/XF VALUE	3,583
TOTAL LAND VALUE - MARKET	77,537
TOTAL MARKET VALUE	202,883
SOH/AGL Deduction	0
ASSESSED VALUE	202,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,883
TOTAL JUST VALUE	202,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,966

SALE:1:1: 1.78 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24382	COMMERCIAL	435	04/12/2006
18568	SFR	503	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1923	9/22/2023	QC	U	I	11	100
GRANTOR: PERRY LARRY E JR						
GRANTEE: PERRY LASHAUN F						
0853/2091	2/20/1998	WD	Q	V		37,400
GRANTOR: SOUTHLAND AUCTION INC						
GRANTEE: LARRY E JR & LASHAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 BAS= S26 AOF= S25 E50 N25 W50$ E50 N26 W50$ E50 N24$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1,233.00	UT	2.50	2.50	100	2006	2006	3	100	3,083	

LAND DESCRIPTION

TOTAL OB/XF 3,583

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	4817	C	STORG/ OFF	0		A-1	0.00	0.00	77,537.00	SF		1.00	1.00	1.00	1.00	1.00	77,537							

REVIEW DATE 05/17/2017 BY BC Total Acres: 1.78 Total Land Value: 77,537 Market: 0 Agricultural: 0 Common: 77,537 PRINTED 11/17/2025 BY SYS