

SW1/4 OF NW1/4 AS LIES W OF US-4
POA ORB 902-1405, DC 902-1411, W

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2026

21-4S-17-08635-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	05 05
DOR CODE	5000 IMPROVED AG

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	21417.00	1.00/
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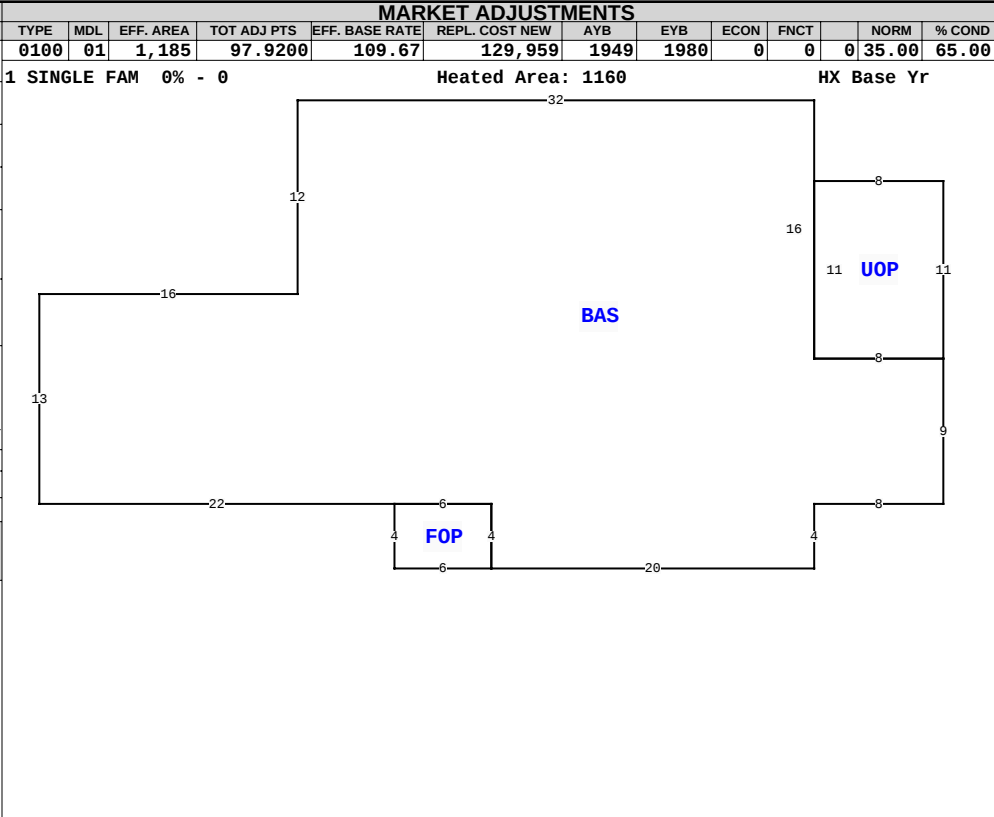
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100		1,160	82,691
FOP	24	30		7	499
UOP	88	20		18	1,283

TOTALS	1,272			1,185	84,473
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	0	20	24	480.00	UT	6.00
2	0296	SHED METAL	0	0	10	18	1.00	UT	0.00
3	0294	SHED WOOD/	0	0	8	20	160.00	UT	3.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	4.00
2	6200	A	PASTURE 3	0			0.00	0.00	5.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	5.00

REVIEW DATE	06/20/2017	BY	RP
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4656 S US HIGHWAY 441 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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Total Acres: 9.00	Total Land Value: 35,400	Market: 42,500	Agricultural: 1,400	Common: 34,000
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,473
TOTAL MARKET OB/XF VALUE	3,808
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	123,681
SOH/AGL Deduction	2,136
ASSESSED VALUE	121,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,545
TOTAL JUST VALUE	164,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,781

LAND:2:1: HAY
SALE:1:2: REGARDING ORB 902-1403.
SALE:1:1: SEE ORB 902-2265 FOR DOC STAMP CORRECTIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1095/0907	9/06/2006	WD	Q	I	01	40,000	
GRANTOR: JOHN D WILLIS							
GRANTEE: W 6 ENTERPRISES LLC							
0902/1403	5/17/2000	WD	Q	I		99,900	
GRANTOR: EDNA M JOHNSON BY POA							
GRANTEE: JOHN D WILLIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W32 S12 W16 S13 E22 FOP= S4 E6 N4 W6\$ E6 S4 E20 N4 E8 N9									
UOP= N11 W8 S11 E8 \$ W8 N16\$.									