COMM NW COR OF SW1/4, E 708.6 FT
US-441, S 33 DEG E ALONG R/W 262
CONT S 33 DEG E ALONG R/W 348 FT

JOHN BRIAN/JOHNS KATHY PRUITT
PO BOX 2585
LAKE CITY, FL 32056

2026

21-4S-17-08646-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

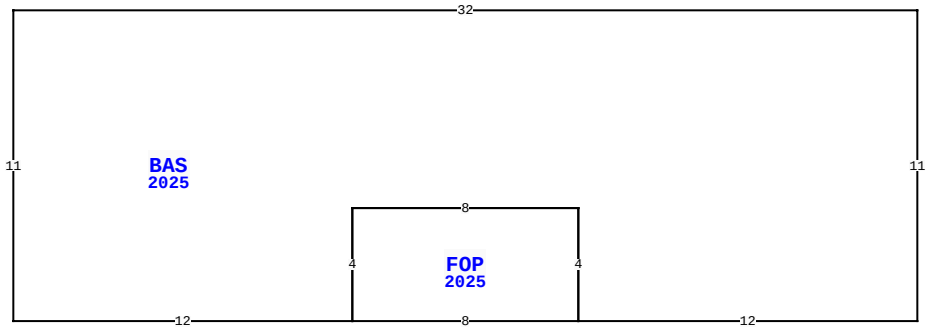
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2025	320	20,373
FOP	32	30	2025	10	637
TOTALS	352			330	21,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	330	86.9022	64.31	21,222	2024	2024	0	0	0	1.00	99.00

1 OFFICE LOW 0% - 2025 Heated Area: 320 HX Base Yr



4916 S US HIGHWAY 441, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,010
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	78,408
TOTAL MARKET VALUE	104,218
SOH/AGL Deduction	0
ASSESSED VALUE	104,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,218
TOTAL JUST VALUE	104,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049491	Modular Building	20,000	03/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/403	11/17/2023	WD	Q	I	01	120,000

GRANTOR: LANG VICTORIA S TRUST
GRANTEE: JOHN BRIAN

0967/2495	11/19/2002	WD	Q	I	01	100

GRANTOR: VICTORIA LANG
GRANTEE: VICTORIA LANG AS TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,25] S11 W12 N4 W8 S4 W12 N11 E32 $
FOP=[YR=2025;ORIG=78,32] S4 W8 N4 E8 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	2700	C	AUTO SALES	0		CI	0.00	0.00	78,408.00	SF		1.00	1.00	1.00	1.00	1.00	78,408							

REVIEW DATE 03/04/2025 BY Thomas Total Acres: 1.80 Total Land Value: 78,408 Market: 0 Agricultural: 0 Common: 78,408 PRINTED 11/20/2025 BY SYS