LOT 3 OAK GROVE S/D.
788-178, 962-312, 973-174,

WHITE JOYCE B/WHITE GEORGE J
10930 S US HWY 441
LAKE CITY, FL 32025

2025

22-5S-17-09320-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

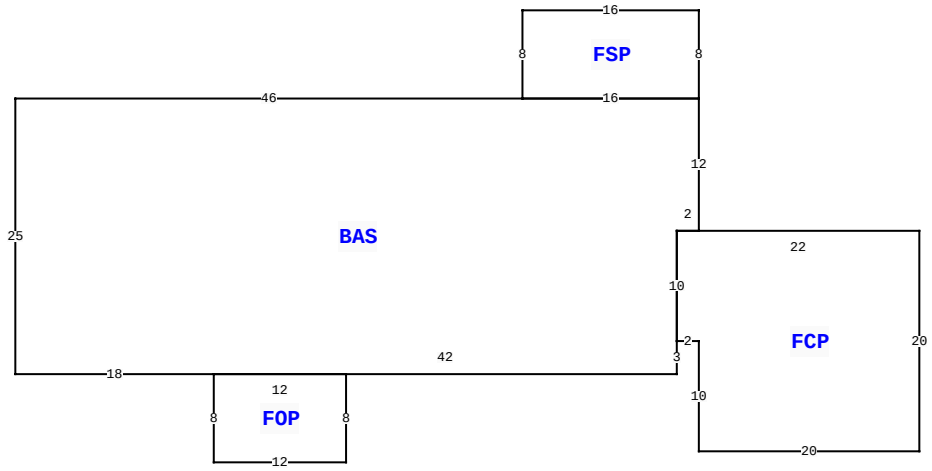
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	137,545
FCP	420	25		105	9,476
FOP	96	30		29	2,618
FSP	128	40		51	4,603
TOTALS	2,168			1,709	154,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,709	123.9700	138.85	237,295	1940	1980	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1524 HX Base Yr 2004



10930 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: 3	Tax Dist:	
BUILDING MARKET VALUE		154,242
TOTAL MARKET OB/XF VALUE		7,533
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		176,775
SOH/AGL Deduction		71,488
ASSESSED VALUE		105,287
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,565
TOTAL JUST VALUE		176,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,133

SALE:1:1: LOT 3 OAK GROVE S/D FATHER BOUGHT FOR SO

LAND:1:1: 1.27 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0973/0174	1/24/2003	WD	Q	I		89,000
GRANTOR: ARTHUR & AGNES RICE A						
GRANTEE: JOYCE B WHITE						
0962/0312	4/17/2002	WD	Q	I	06	100
GRANTOR: RICHE						
GRANTEE: ARTHUR G RICE & AGN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S25 E18 FOP= S8 E12N8 W12$ E42 N3 FCP= N10 E22 S20 W20 N10 W2$ N10 E2 N12 FSP= N8 W16 S8 E16$ W16$.

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	0294	SHED WOOD/	0	100	18	21	378.00	UT	7.50	7.50	100	0	0	3	100	2,835	
2	0040	BARN,POLE	0	100	23	33	759.00	UT	2.50	2.50	100	0	0	3	100	1,898	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,533

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 08/21/2017 BY BC Total Acres: 1.27 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/20/2025 BY SYS