LOTS 5,6,7,8,25,26,27 & 28 BLK
3 MASON CITY. 1013-2855, DC
1361-1641,

FOREHAND JANET E
10945 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

22-5S-17-09328-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

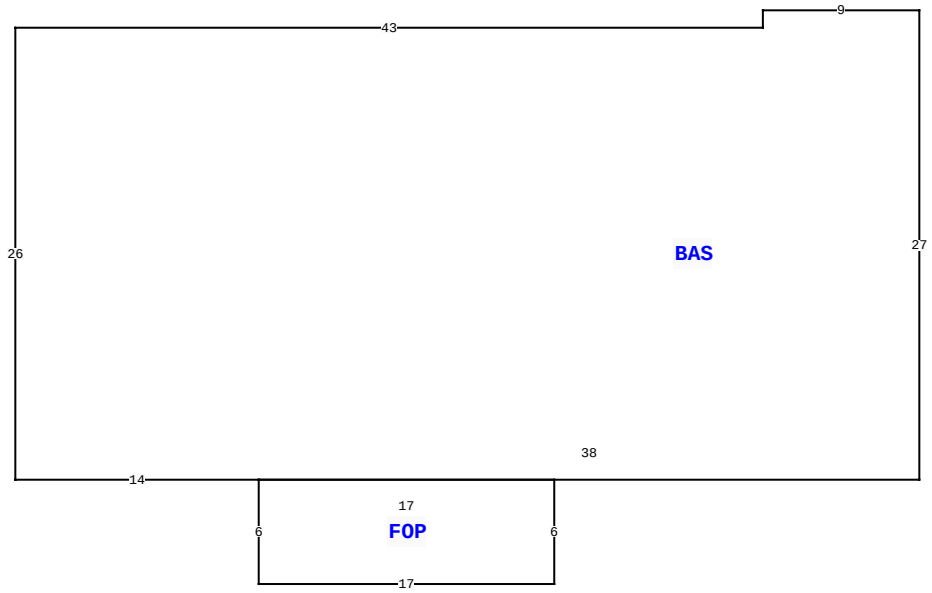
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100		1,361	139,069
FOP	102	30		31	3,168
TOTALS	1,463			1,392	142,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	125.8400	140.94	196,188	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2005 Heated Area: 1361 HX Base Yr 2005



10945 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,236
TOTAL MARKET OB/XF VALUE		4,540
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		170,401
SOH/AGL Deduction		42,662
ASSESSED VALUE		127,739
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		72,017
TOTAL JUST VALUE		170,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051434	Roof Replacement	35,000	11/07/2024
20976	M H	125	08/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2855	4/22/2004	WD	Q	I		117,500
GRANTOR: JACK KAEMMER						
GRANTEE: GRACE DAVIE & JANET						
1013/2853	4/13/2004	WD	Q	V	01	3,000
GRANTOR: VERNAL HUFFINES						
GRANTEE: JACK KAEMMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S1 W43 S26 E14 FOP= S6 E17 N6 W17$ E38 N27 $.

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	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2003	2003	3	100	1,440	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,540

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		A-1	0.00	0.00	1.35	AC		1.00	1.00	1.25	14,000.00	17,500.00	23,625							

REVIEW DATE 11/25/2024 BY JS Total Acres: 1.35 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 10/03/2025 BY SYS