

STEWART FRANK W/STEWART ANNE R
10985 S US HWY 441
LAKE CITY, FL 32025

22-5S-17-09328-013

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	32	0100	01	2,549	120.9516	135.47	345,313	2006	2006	0	0	0	19.00	81.00	VALUATION BY STANDARD														
Roof Structur	08	1 SINGLE FAM 100% - 2007 Heated Area: 2170 HX Base Yr 2007													Tax Group: 3 Tax Dist:														
Roof Cover	03														BUILDING MARKET VALUE 279,704														
Interior Wall	05														TOTAL MARKET OB/XF VALUE 31,693														
Interior Floo	14														TOTAL LAND VALUE - MARKET 19,873														
Interior Floo	11														TOTAL MARKET VALUE 331,270														
Air Condition	03														SOH/AGL Deduction 103,118														
Heating Type	04														ASSESSED VALUE 228,152														
Bedrooms															TOTAL EXEMPTION VALUE HX HB 50,722														
Bathrooms															BASE TAXABLE VALUE 177,430														
Frame	02														TOTAL JUST VALUE 331,270														
Stories	1.														NCON VALUE 0														
Architectual	05														INCOME VALUE														
Units	0														PREVIOUS YEAR MKT VALUE 335,847														
Condition Adj	03																												
Kitchen Adjus	01																												
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	2,170	100		2,170	238,116																								
FGR	572	55		315	34,565																								
FOP	212	30		64	7,023																								
TOTALS 2,954 2,549 279,704																													
EXTRA FEATURES															10985 S US HIGHWAY 441 , LAKE CITY														
L N	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	0280	POOL R/CON	0 100	28	14	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994														
2	0282	POOL ENCL	0 100	27	37	999.00	UT	15.00	15.00	40	2006	2006	3	40	5,994														
3	0166	CONC, PAVMT	0 100	0	0	1,922.00	UT	2.50	2.50	100	2006	2006	3	100	4,805														
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800														
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100														
TOTAL OB/XF 31,693																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.67	AC		1.00	1.00	0.85	14,000.00	11,900.00	19,873												
REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.67 Total Land Value: 19,873 Market: 0 Agricultural: 0 Common: 19,873 PRINTED 11/19/2025 BY SYS																													