BEG SW COR OF LOT 2 BLOCK 3, MAS
ALONG S LINE OF LOT 2 & LOT 31,
COR LOT 31, N 85.36 FT, W 294.54

ALVARADO HERNAN A/ALVARADO MIRIAM P
10909 S US HWY 441
LAKE CITY, FL 32025

2026

22-5S-17-09328-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

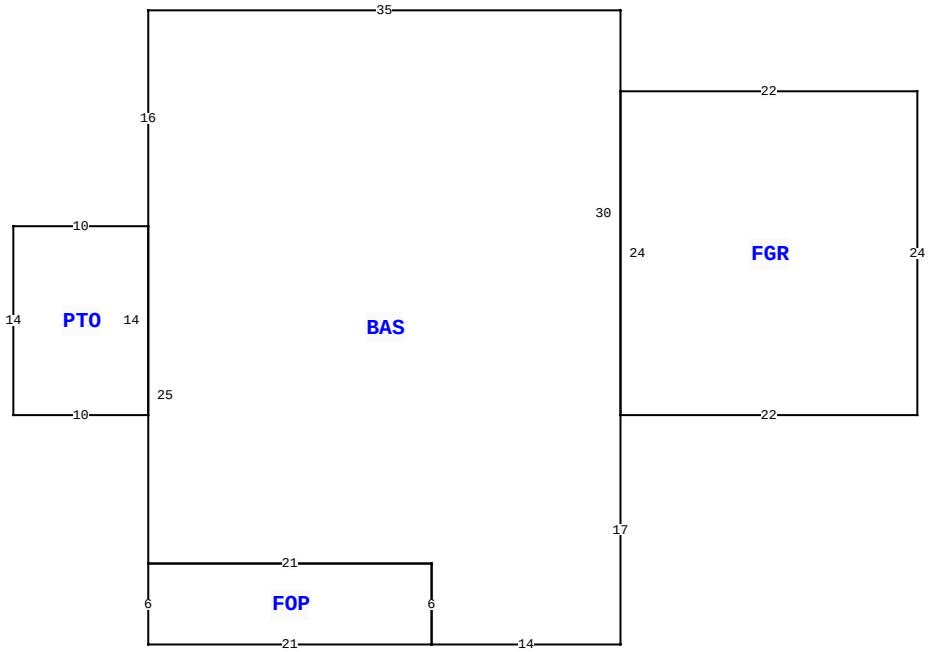
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,519	100		1,519	167,333
FGR	528	55		290	31,946
FOP	126	30		38	4,186
PTO	140	5		7	771
TOTALS	2,313			1,854	204,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	121.4246	136.00	252,144	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1519 HX Base Yr 2007



10909 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		204,237
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		19,712
TOTAL MARKET VALUE		227,399
SOH/AGL Deduction		71,129
ASSESSED VALUE		156,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,548
TOTAL JUST VALUE		227,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/366	5/22/2025	LE	U	I	14	100
GRANTOR: ALVARADO HERNAN A						
GRANTEE: ALVARADO HERNAN A (						
1088/2562	6/30/2006	WD	Q	V		175,000
GRANTOR: EDIX INVESTMENTS INC						
GRANTEE: HERNAN A & MIRIAM P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S16 PTO= W10 S14 E10 N14$ S25 FOP= S6 E21 N6 W21$
E21 S6 E14 N17 FGR= E22 N24 W22 S24$ N30$.

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	100	0	0	1,150.00	UT	3.00	3.00	100	2006	2006	3	100	3,450	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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			0.00	0.00	1.28	AC		1.00	1.00	1.10	14,000.00	15,400.00	19,712							

REVIEW DATE 08/24/2017 BY BC Total Acres: 1.28 Total Land Value: 19,712 Market: 0 Agricultural: 0 Common: 19,712 PRINTED 11/19/2025 BY SYS