COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN E 351.68 FT TO W R/
272.89 FT, W 301.48 FT, N 270 FT

DELUCA CHARIS R/STODDARD NATHAN
16789 S US HIGHWAY 441
LAKE CITY, FL 32024

2026

22-6S-17-09734-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

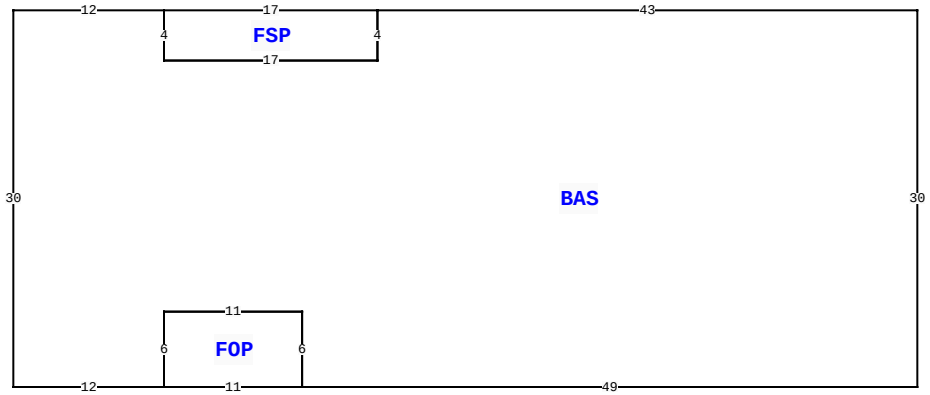
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100		2,026	128,766
FOP	66	30		20	1,271
FSP	68	40		27	1,716
TOTALS	2,160			2,073	131,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	87.3000	97.78	202,698	1970	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2026 HX Base Yr



16780 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	141,982
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	174,282
SOH/AGL Deduction	1,287
ASSESSED VALUE	172,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,995
TOTAL JUST VALUE	174,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,282

PRMT:1:1: RECONNECTION SFD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7908	RECONNECT	50	12/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2694	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						
1532/2684	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FSP= W17 S4 E17 N4$S4 W17 N4 W12 S30 E12 FOP= E11 N6 W11 S6$ N6 E11 S6 E49 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
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272.89 FT, W 301.48 FT, N 270 FT

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LAKE CITY, FL 32024

2026

22-6S-17-09734-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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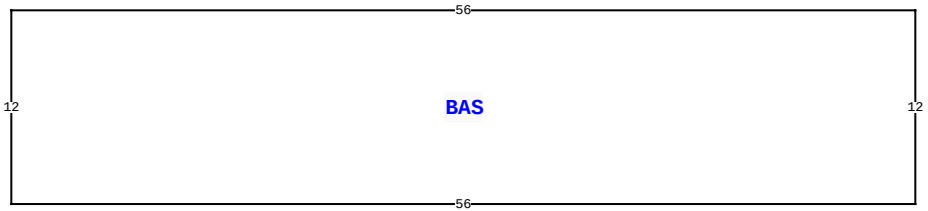
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,228
TOTALS	672			672	10,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	63.4185	38.05	25,570	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



16780 S US HIGHWAY 441 , LAKE CITY

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1532/2684	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/20/2025 BY SYS