COMM SE COR OF SE1/4 OF NW1/4, R
FOR POB, RUN W 1210.71 FT TO E R
DEG E ALONG R/W 787.30 FT, E 105

KOLEK RICHARD J/KOLEK ALINE E
17103 S US HWY 441
LAKE CITY, FL 32024

2026

22-6S-17-09738-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

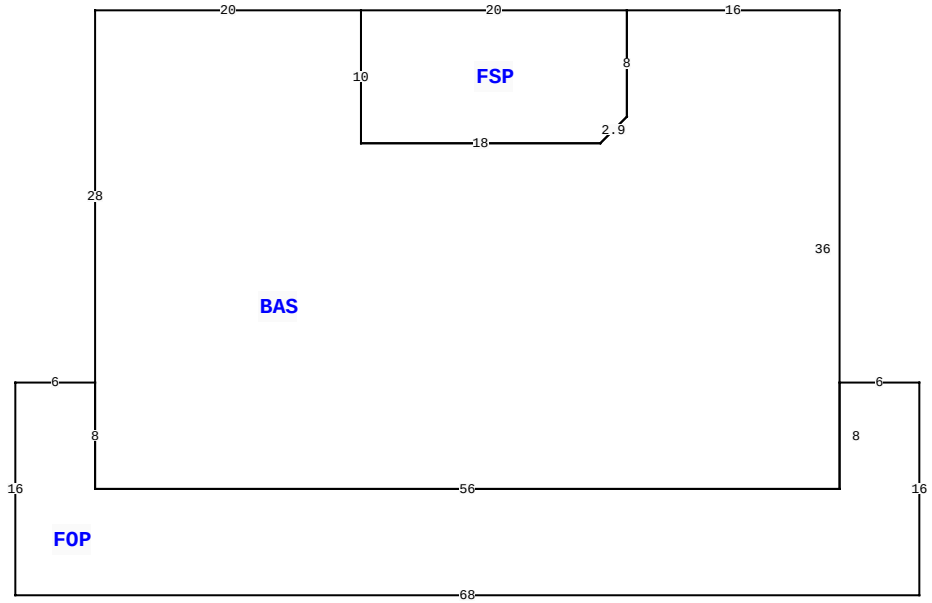
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100		1,818	203,086
FOP	640	30		192	21,448
FSP	198	40		79	8,825
TOTALS	2,656			2,089	233,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	121.6380	136.23	284,584	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 0 Heated Area: 1818 HX Base Yr



17103 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,359
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		143,030
TOTAL MARKET VALUE		250,579
SOH/AGL Deduction		120,491
ASSESSED VALUE		130,088
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		29,366
TOTAL JUST VALUE		380,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,035

SALE:1:1: 20.29 AC & MH

XFOB:1:1: TRIO ID#1558A & 1558B ON DEED ORB 758-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052851	Generator		04/08/2025
24438	SFR	676	04/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/2297	7/01/2021	LE	U	I	14	100

GRANTOR: KOLEK RICHARD J
GRANTEE: KOLEK MATTHEW JOHN

0960/0539	6/14/2002	WD	Q	V	02	100

GRANTOR: ALINE KOLEK
GRANTEE: RICHARD & ALINE KOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W20 S10 E18 R2 U2 N8$ S8 D2 L2 W18 N10 W20 S28 FOP= W6 S16 E68 N16 W6 S8 W56 N8$ S8 E56 N36$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.29	AC		1.00	1.00	1.00	281.00	281.00	5,420							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.29	AC		1.00	1.00	1.00	7,000.00	7,000.00	135,030							

REVIEW DATE 10/25/2017 BY BC Total Acres: 20.29 Total Land Value: 13,420 Market: 135,030 Agricultural: 5,420 Common: 8,000 PRINTED 11/18/2025 BY SYS