

COMM INTERS W R/W US-41 & S LINE
1224.52 FT FOR POB, RUN W 437.87
FT, E 437.39 FT TO W R/W US-41,

SNELGROVE DEBRA L
16976 S US HWY 441
LAKE CITY, FL 32024

2026

22-6S-17-09741-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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	1,330	100		1,330	98,683
FOP	176	30		53	3,933
TOTALS	1,506			1,383	102,615

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0070	CARPORT UF	0	100	20	20	1.00	UT	600.00	50	0	0	3	50	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,383	101.9200	114.15	157,869	1960	1960	0	0	0	35.00
1 SINGLE FAM 100% - 1999 Heated Area: 1330 HX Base Yr 1999											
16976 S US HIGHWAY 441 , LAKE CITY											

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

TOTAL OB/XF																4,500

LAND DESCRIPTION	CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1 0100	C	SFR	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				102,615	
TOTAL MARKET OB/XF VALUE				4,500	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				142,115	
SOH/AGL Deduction				82,361	
ASSESSED VALUE				59,754	
TOTAL EXEMPTION VALUE		HX HB WX		39,754	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				142,115	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				142,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30992	M H	441	04/30/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1449/2311	10/13/2021	LE	U	I	14
GRANTOR: SNELGROVE DEBRA L					
GRANTEE: SNELGROVE DEBRA L					
0871/2013	12/23/1998	WD	Q	I	03
GRANTOR: RYALS					
GRANTEE: SNELGROVE					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W27 S30 E2 FOP= S8 E22 N8 W22\$ E51 N20 W26N10\$.			