COMM AT INTER OF HWY 441 & CR 18
50.81 FT FOR POB, W 229.86 FT, N
295.61 FT, S 368.81 FT TO POB.

HALL THOMAS L
17204 S US HIGHWAY 441
LAKE CITY, FL 32024-0261

2026

22-6S-17-09743-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

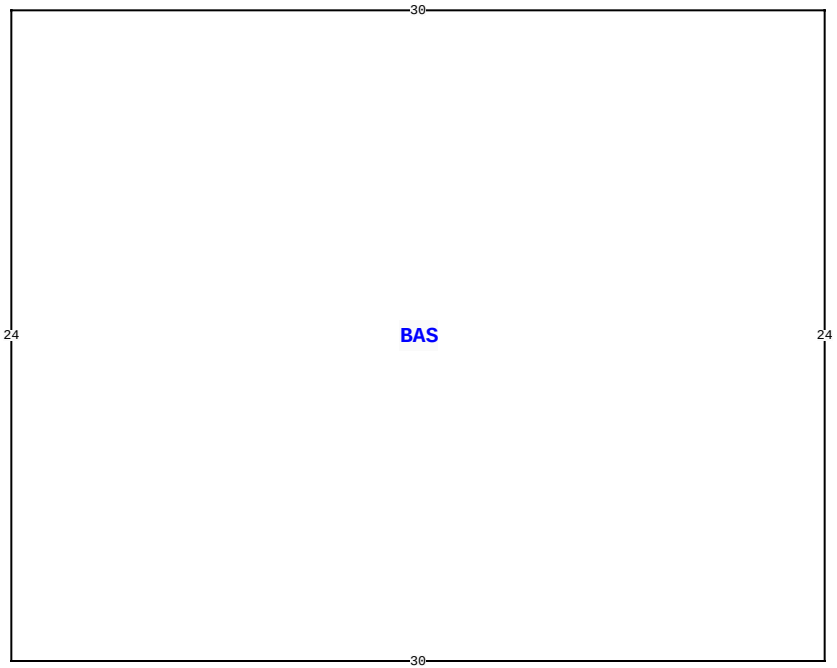
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	720	100		720	46,004
TOTALS	720			720	46,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	87.7680	98.30	70,776	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 720 HX Base Yr 2007



17204 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,004
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		18,700
TOTAL MARKET VALUE		66,854
SOH/AGL Deduction		22,996
ASSESSED VALUE		43,858
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,858
TOTAL JUST VALUE		66,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0788/1919	4/01/1994	WD	U	I	12	39,000
GRANTOR: WADOVSKY - JOSEPH H &						
GRANTEE: CHERYL A HALL						
0758/1340	4/03/1992	WD	Q	I		27,500
GRANTOR: STEVE WADOVSKY						
GRANTEE: JOSEPH H EWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E30 N24$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	2.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	18,700							

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.20 Total Land Value: 18,700 Market: 0 Agricultural: 0 Common: 18,700 PRINTED 11/18/2025 BY SYS