BEG NE COR OF S 24.80 AC OF
NW1/4 OF NE1/4, RUN W 1120.5
FT, S 409.2 FT, E 1120.5 FT,

CRAWFORD STEPHEN J
11736 S US HIGHWAY 441
LAKE CITY, FL 32025-2683

2026

27-5S-17-09409-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

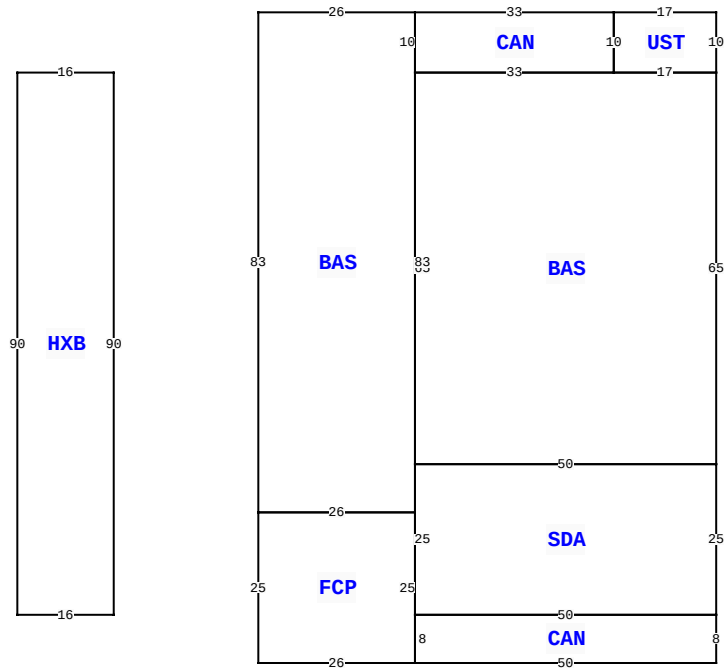
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100		2,158	84,218
BAS	3,250	100		3,250	126,835
CAN	330	30		99	3,864
CAN	400	30		120	4,683
FCP	650	50		325	12,683
HXB	1,440	100		1,440	56,197
SDA	1,250	185		2,312	90,228
UST	170	50		85	3,317
TOTALS	9,648			9,789	382,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	9,789	117.6120	49.40	483,577	2006	2006	0	0	0	21.00	79.00

1 MANUF LGHT 14.71% - 2016 Heated Area: 8098 HX Base Yr 2016



11736 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		382,026
TOTAL MARKET OB/XF VALUE		6,465
TOTAL LAND VALUE - MARKET		85,850
TOTAL MARKET VALUE		474,341
SOH/AGL Deduction		9,647
ASSESSED VALUE		464,694
TOTAL EXEMPTION VALUE	HX HB	30,049
BASE TAXABLE VALUE		434,645
TOTAL JUST VALUE		474,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,012

SALE:1:1: 10.53 AC /MKT 1800 @ AC/

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1054/2714	8/11/2005	WD	Q	V		126,500
GRANTOR: KATSCHKE						
GRANTEE: STEPHEN J CRAWFORD						
0684/0662	5/09/1989	WD	Q	V		27,000
GRANTOR: HUFFMAN						
GRANTEE: KATSCHKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N10 E17 S10 W17$ W33 CAN= N10 E33 S10 W33$ S65 SDA= S25 PTR= W50 HXB= N90 W16 S90 E16$ E50$ CAN= S8 FCP= W26 N25 BAS= N83 E26 S83 W26$ E26 S25$ E50 N8 W50$ E50 N25 W50$E50 N65$.

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	0260	PAVEMENT-A	0	0	0	0	2,580.00	UT	1.50	1.50	40	2006	2006	3	40	1,548	
2	0166	CONC,PAVMT	0	0	0	0	1,639.00	UT	3.00	3.00	100	2006	2006	3	100	4,917	

LAND DESCRIPTION

TOTAL OB/XF 6,465

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	4100	C	LIGHT MFG	0		A-1	0.00	0.00	9.10	AC		1.00	1.00	1.00	8,500.00	8,500.00	77,350							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 08/22/2017 BY DF Total Acres: 10.10 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 11/19/2025 BY SYS