

COMM SE COR OF SW1/4 OF SE1/4,
RUN N ALONG RD 120 FT FOR POB,
RUN W 210 FT, N 210 FT, E 210

HAYGOOD BRENDA W
12592 S US HIGHWAY 441
LAKE CITY, FL 32025

2025

27-5S-17-09420-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3															
Exterior Wall	19	COMMON BRK 100	0100	01	2,317	112.2100	125.68	291,201	1974	1974	0	0	0	35.00	65.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2048														
Roof Cover	12	MODULAR MT 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	06	VINYL ASB 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		1.5 100																												
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													VALUATION BY													
DOR CODE			0100 SINGLE FAMILY													Tax Group: 3 Tax Dist: STANDARD														
MAP NUM																BUILDING MARKET VALUE 189,281														
NEIGHBORHOOD/LOC			27517.00 1.00/													TOTAL MARKET OB/XF VALUE 4,600														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													TOTAL LAND VALUE - MARKET 14,000												
BAS	2,048	100		2,048	167,305													TOTAL MARKET VALUE 207,881												
FCP	240	25		60	4,902													SOH/AGL Deduction 96,959												
FOP	90	30		27	2,205													ASSESSED VALUE 110,922												
FST	72	55		40	3,268													TOTAL EXEMPTION VALUE HX HB 50,722												
UOP	144	20		29	2,369													BASE TAXABLE VALUE 60,200												
USP	324	35		113	9,231													TOTAL JUST VALUE 207,881												
TOTALS			2,918		2,317	189,281													NCON VALUE 0											
EXTRA FEATURES																INCOME VALUE														
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	PREVIOUS YEAR MKT VALUE 195,043													
1	0180	FPLC 1STRY	0	100	0	0		1.00	UT	2,000.00			0	3	100	2,000														
2	0130	CLFENCE 5	0	100	0	0		1.00	UT	0.00						300														
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT	0.00						400														
4	0294	SHED WOOD/	0	100	0	0		1.00	UT	0.00						400														
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00						1,500														
TOTAL OB/XF																	4,600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	14,000.00	14,000.00	14,000													
REVIEW DATE 08/05/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 06/20/2025 BY SYS																														