COMM AT THE INTERSECTION OF S LI
R/W OF SR 25 RUN N 330 FT, W 706
POB, CONT W 1452 FT, S 330 FT, E

SHERMAN JOHN R
12614 S US HWY 441
LAKE CITY, FL 32025

2026

27-5S-17-09420-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

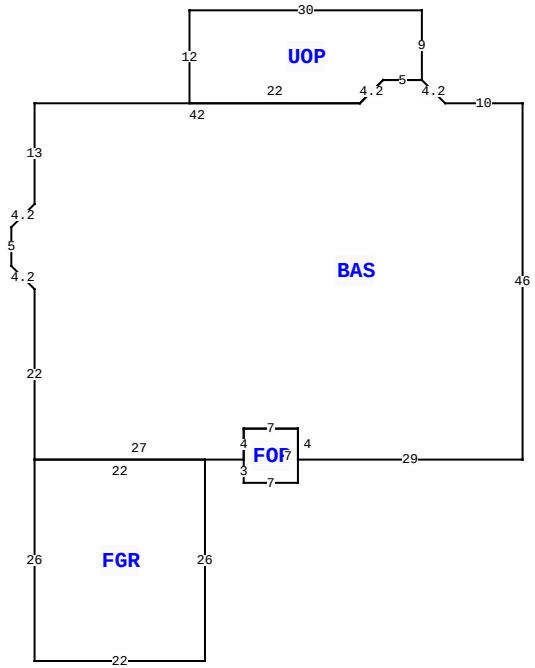
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
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	2,918	100		2,918	284,120
FGR	572	55		315	30,671
FOP	49	30		15	1,461
UOP	341	20		68	6,621
TOTALS	3,880			3,316	322,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,316	108.6720	121.71	403,590	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2918 HX Base Yr 2006



12614 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		322,872
TOTAL MARKET OB/XF VALUE		3,480
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		336,472
SOH/AGL Deduction		120,473
ASSESSED VALUE		215,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,277
TOTAL JUST VALUE		371,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21499	SFR	766	02/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1117/2193	4/26/2007	WD	Q	V	01	100
GRANTOR: WITT, HAYWOOD						
GRANTEE: JOHN R SHERMAN						
0995/2470	9/23/2003	WD	Q	V	06	100
GRANTOR: J P & EVELYN WITT						
GRANTEE: JOHN R SHERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 L3 U3 UOP= N9 W30 S12 E22 R3 U3 E5$ W5 D3 L3 W42 S13 D3 L3 S5 R3 D3 S22 FGR= S26 E22 N26 W22$ E27 FOP= S3 E7 N7 W7 S4$ N4 E7 S4 E29 N46$.

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	0166	CONC,PAVMT	0	100	22	56	1,232.00	UT	2.50	2.50	100	2005	2005	3	100	3,080	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,480

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	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 09/05/2017 BY DF Total Acres: 5.00 Total Land Value: 10,120 Market: 36,000 Agricultural: 1,120 Common: 9,000 PRINTED 11/19/2025 BY SYS