COMM SW COR LOT 55 SHADOW WOOD S
N ALONG W LINE 15 FT FOR POB, CO
W 801.75 FT TO E'LY R/W US-41, S

EUNICE RUBY CARLENE
18159 S US HWY 441
LAKE CITY, FL 32024

2026

27-6S-17-09787-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

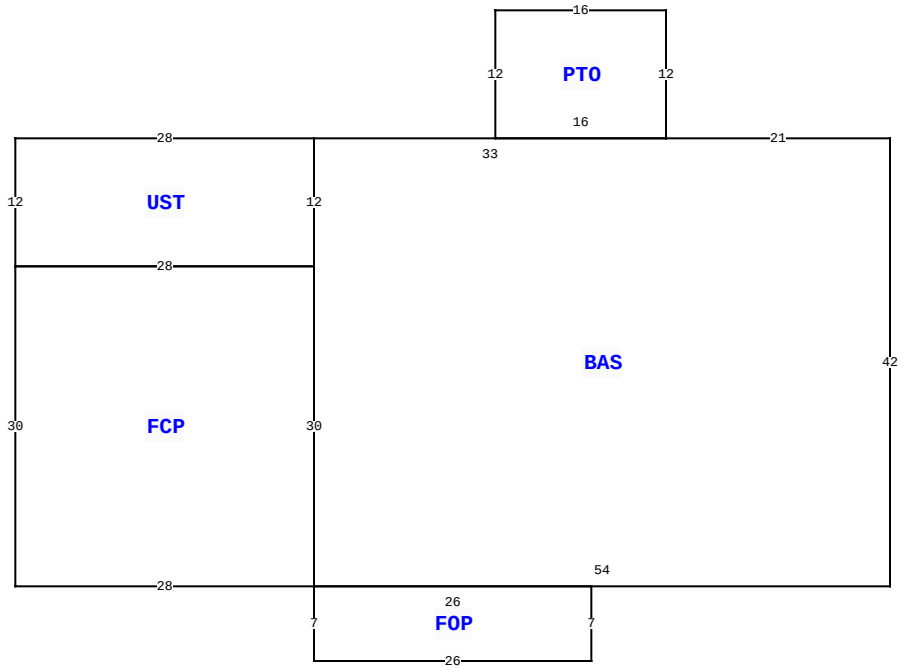
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	187,153
FCP	840	25		210	17,329
FOP	182	30		55	4,539
PTO	192	5		10	825
UST	336	45		151	12,460
TOTALS	3,818			2,694	222,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,694	102.3322	114.61	308,759	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2268 HX Base Yr 1998



18159 S US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,306
TOTAL MARKET OB/XF VALUE		11,740
TOTAL LAND VALUE - MARKET		81,035
TOTAL MARKET VALUE		246,897
SOH/AGL Deduction		73,566
ASSESSED VALUE		173,331
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		117,609
TOTAL JUST VALUE		315,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042016	Electrical Servic	0	05/26/2021
12725	SFR	380	07/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1402	6/24/2021	LE	U	I	14	100
GRANTOR: EUNICE RUBY CARLENE						
GRANTEE: EUNICE RUBY CARLENE						
0839/0349	4/29/1997	WD	U	V	09	10,000
GRANTOR: LUCY HARRELL WOOD (A						
GRANTEE: GEORGE P & RUBY C E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N12 W16 S12 E16$ W33 UST= W28 S12 E28 N12$ S12 FCP= W28 S30 E28 N30$ S30 FOP= S7 E26 N7 W26$ E54 N42$.

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	0	0	2,340.00	UT	2.00	2.00	100	2004	2004	3	100	4,680	
2	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	100	2004	2004	3	100	1,920	
3	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	100	2004	2004	3	100	256	
4	0252	LEAN-TO W/	0	100	12	16	192.00	UT	2.00	2.00	100	2004	2004	3	100	384	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,740

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	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.53	AC		1.00	1.00	1.00	445.00	445.00	3,351							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.53	AC		1.00	1.00	1.00	9,500.00	9,500.00	71,535							

REVIEW DATE 06/22/2021 BY JB Total Acres: 8.53 Total Land Value: 12,851 Market: 71,535 Agricultural: 3,351 Common: 9,500 PRINTED 11/07/2025 BY SYS