COMM AT NW COR OF SEC, RUN E ALO
30.11 FT TO W R/W LINE US-441, S
ALONG R/W 947.78 FT FOR POB, CON

BARTHOLOW JOHN C
13398 N US HWY 441
LAKE CITY, FL 32055

**2026**

**28-1S-17-04574-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 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 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

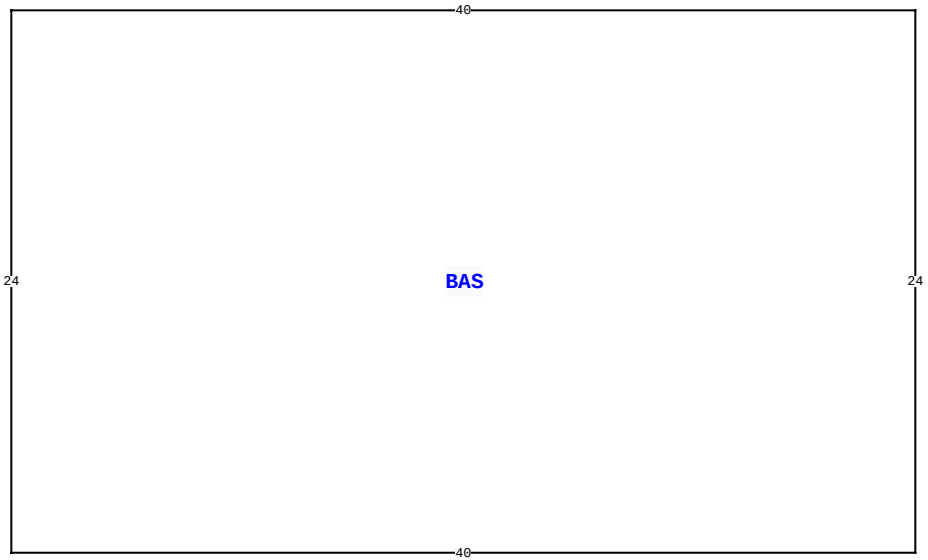
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 28117.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 56,533 |
| TOTALS | 960 | | | 960 | 56,533 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 960 | 113.9000 | 107.07 | 102,787 | 1985 | 1985 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2014 Heated Area: 960 HX Base Yr 2014




13398 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,533 |
| TOTAL MARKET OB/XF VALUE | | 21,400 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 112,933 |
| SOH/AGL Deduction | | 56,527 |
| ASSESSED VALUE | | 56,406 |
| TOTAL EXEMPTION VALUE | HX HB WR | 36,406 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 112,933 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 112,933 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30635 | M H | 607 | 12/04/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1233/1972 | 4/27/2012 | WD | Q | I | 01 | 45,000 |
| GRANTOR: JUSTIN L & MICHELLE L | | | | | | |
| GRANTEE: JOHN C BARTHOLOW | | | | | | |
| 1002/1902 | 12/12/2003 | WD | Q | V | 06 | 100 |
| GRANTOR: WINTON R & LINDA GAIL | | | | | | |
| GRANTEE: JUSTIN L THOMAS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W40 S24 E40 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 | 0031 | BARN,MT AE | 0 | 100 | 30 | 60 | 1,800.00 | UT | 10.00 | 10.00 | 80 | 2003 | 2003 | 3 | 80 | 14,400 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,400

| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 35,000 | | | | | | | |

REVIEW DATE 07/20/2015 BY DF Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/23/2025 BY SYS