

BEG INTERS OF N LINE OF NW1/4 OF
US-441, RUN SE ALONG R/W 420 FT,
FT, NW'RLY 420 FT, E 315 FT TO P

BALDWIN CHARLOTTE/CARTER MILDRED
13056 US HIGHWAY 441
LAKE CITY, FL 32055

2025

28-1S-17-04587-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
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 04 04

DOR CODE 0102SFRES/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	64	100		64	4,904
BAS	1,008	100		1,008	77,241
FCP	462	25		116	8,889
FEP	72	80		58	4,445
FSP	160	40		64	4,904

TOTALS 1,766 1,310 100,383

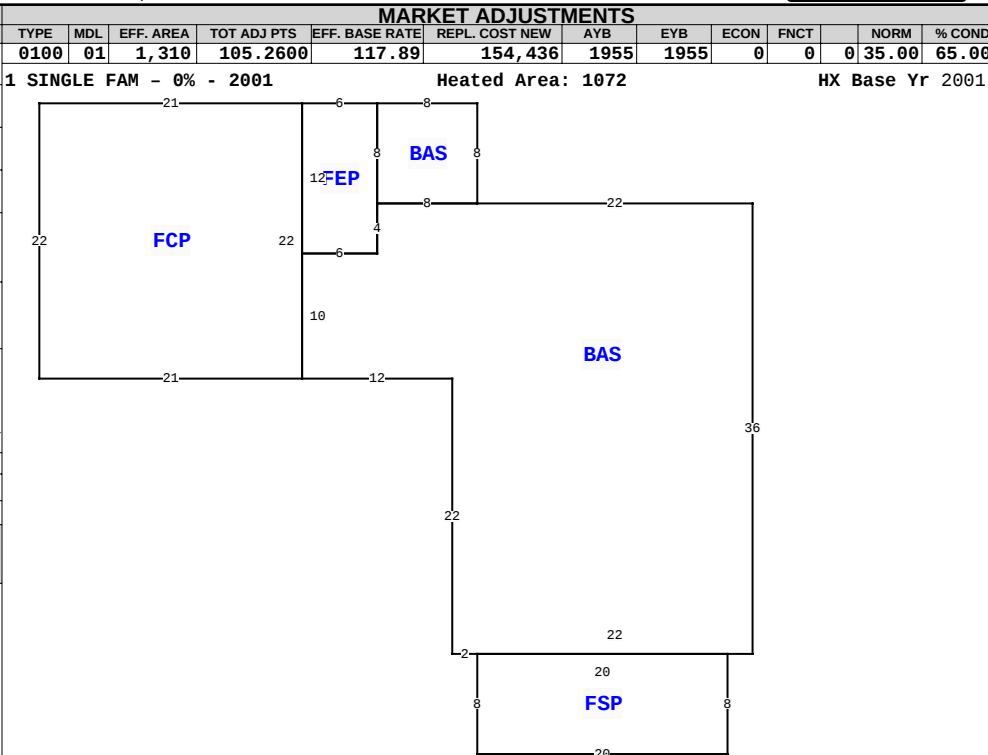
EXTRA FEATURES

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
1	0296	SHED METAL	0 100	19 21	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC, PAVMT	0 100	20 20	400.00	UT	1.50	1.50	100	0	0	3	100	600	
3	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0 100	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

REVIEW DATE 08/15/2022 BY JB



13054 N US HIGHWAY 441 , LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU

TOTAL OB/XF															6,200
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

TOTAL OB/XF															6,200
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		139,647
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		168,347
SOH/AGL Deduction		28,295
ASSESSED VALUE		140,052
TOTAL EXEMPTION VALUE	HX HB	28,778
BASE TAXABLE VALUE		111,274
TOTAL JUST VALUE		168,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045159	Electrical Servic	0	08/12/2022
16632	M H	125	02/23/2000
6639	REMODEL	5,000	12/04/1992

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1221/2017	9/22/2011	QC U	I 11
GRANTOR: CHARLOTTE & BILLY R B			
GRANTEE: CHARLOTTE BALDWIN (			
0937/2484	10/04/2001	WD Q	I 01
GRANTOR: MILDRED CARTER			
GRANTEE: CHARLOTTE & BILLY B			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W22 BAS= N8 W8 S8 E8\$ W8 FEP= N8 W6 FCP= W21 S22 E21 N22\$S12 E6 N4\$ S4 W6 S10 E12 S22 E2 FSP= S8 E20 N8 W20\$ E22 N36\$.			

PRINTED 07/28/2025 BY SYS

BALDWIN CHARLOTTE/CARTER MILDRED
13056 US HIGHWAY 441
LAKE CITY, FL 32055

28-1S-17-04587-000

[illegible]