COMM INTERS OF W R/W US-41 & S L
NE1/4, RUN NW ALONG R/W 143 FT F
SW 200 FT, NW 100 FT, NE 200 FT

THOMAS GREG
5918 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08805-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

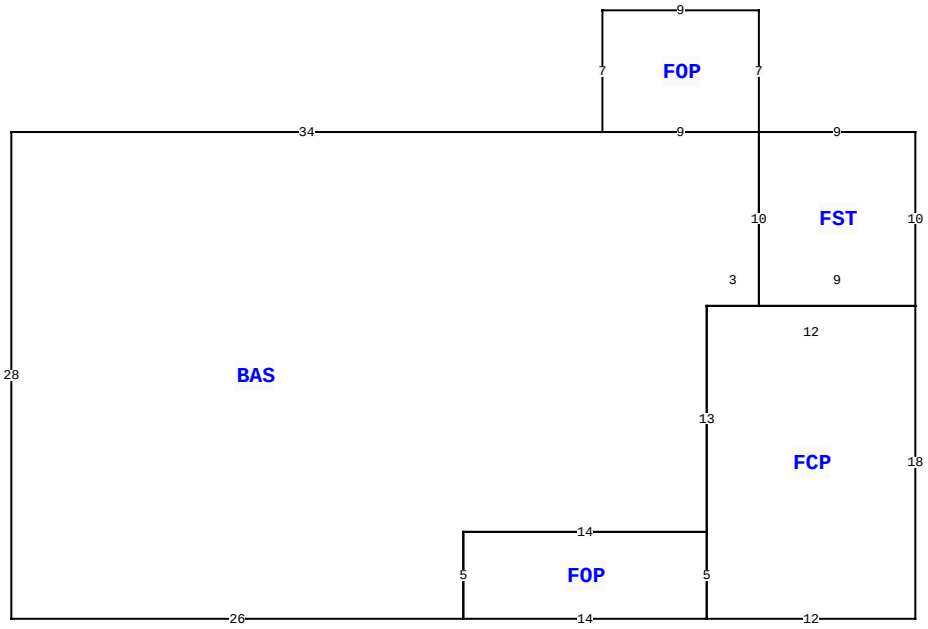
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	85,812
FCP	216	25		54	4,291
FOP	63	30		19	1,510
FOP	70	30		21	1,669
FST	90	55		50	3,973
TOTALS	1,519			1,224	97,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,224	109.1400	122.24	149,622	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1080 HX Base Yr



5918 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,254
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,000
TOTAL MARKET VALUE	116,254
SOH/AGL Deduction	0
ASSESSED VALUE	116,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,254
TOTAL JUST VALUE	116,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27078	MAINT/ALTR	0	06/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/1360	4/17/2025	QC	U	I	11	100
GRANTOR: WALDRON MARTHA MARIE						
GRANTEE: THOMAS GREG						
1538/1248	4/17/2025	QC	U	I	11	100
GRANTOR: WALDRON MARTHA MARIE						
GRANTEE: THOMAS GREG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S28 E26 FOP= E14 N5 W14 S5$ N5 E14 FCP= S5 E12 N18 W12 S13$ N13 E3 FST= E9 N10 W9 S10$ N10 FOP= N7 W9 S7 E9$ W9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							

REVIEW DATE 06/28/2017 BY DF Total Acres: 1.00 Total Land Value: 19,000 Market: 0 Agricultural: 0 Common: 19,000 PRINTED 11/20/2025 BY SYS