

COMM 835.79 FT N OF SE COR OF NW
SW R/W OF US-41, RUN NW ALONG SA
FOR POB, RUN NW ALONG R/W 132.75

WATKINS CARLTON DEREK/WATKINS DEBORAH K
5916 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08810-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	28417.00	1.00/
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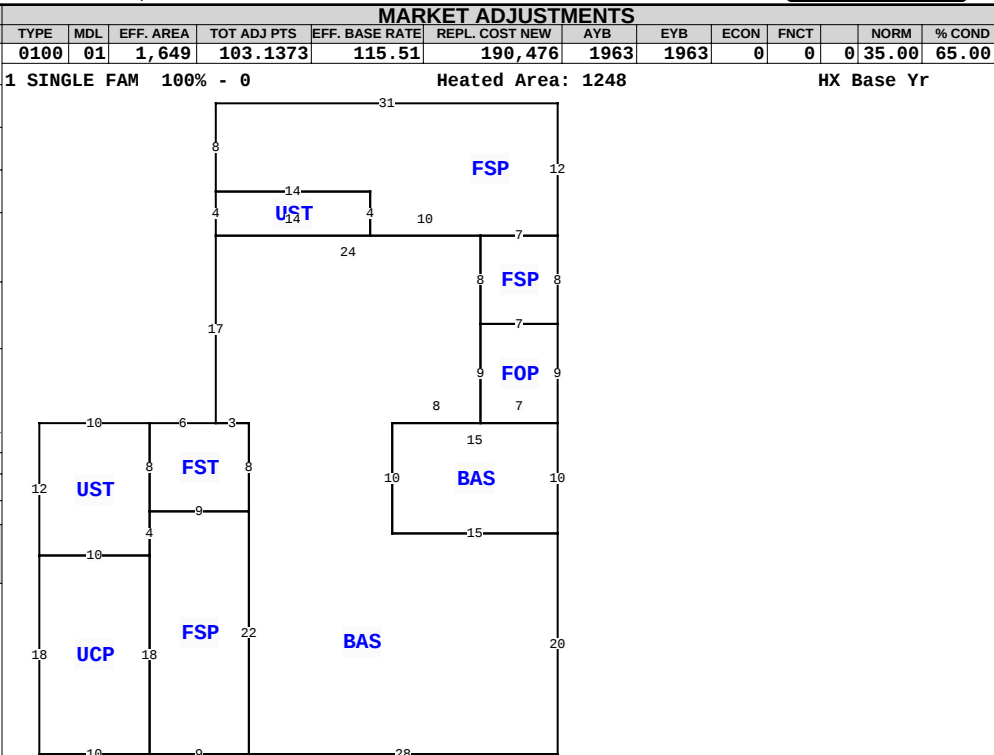
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	11,263
BAS	1,098	100		1,098	82,440
FOP	63	30		19	1,427
FSP	56	40		22	1,652
FSP	198	40		79	5,931
FSP	316	40		126	9,460
FST	72	55		40	3,003
UCP	180	20		36	2,703
UST	56	45		25	1,877
UST	120	45		54	4,055
TOTALS	2,309			1,649	123,809

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	0021	BARN, FR AE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	500
2	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	400
3	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2017	2017	3	100	1,200
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	1,200
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	400

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	



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

5916 S US HIGHWAY 441 , LAKE CITY

TOTAL OB/XF																10,700
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 2	2
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				229,888	
TOTAL MARKET OB/XF VALUE				10,700	
TOTAL LAND VALUE - MARKET				16,380	
TOTAL MARKET VALUE				256,888	
SOH/AGL Deduction				137,043	
ASSESSED VALUE				119,845	
TOTAL EXEMPTION VALUE		HX HB		42,441	
BASE TAXABLE VALUE				77,404	
TOTAL JUST VALUE				256,888	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				256,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13889	M H	125	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/739	7/01/2022	QC	U	I	11	100
GRANTOR: WATKINS CARLTON D						
GRANTEE: WATKINS CARLTON D						
1336/0625	5/04/2017	WD	U	I	11	100
GRANTOR: EVELYN WATKINS						
GRANTEE: EVELYN & RUFUS CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S17 FST= W6 S8 E9 N8 W3\$ E3 S8 FSP= W9 UST= N8 W10 S12 E10 N4\$ S4 UCP= W10 S18 E10 N18\$ S18 E9 N22\$ S22 E28 N20 BAS= N10 W15 S10 E15\$ W15 N10 E8 FOP= E7 N9 W7 S9\$ N9 FSP= E7 N8 W7 S8\$ N8 FSP= E7 N12 W31 S8 UST= S4 E14 N4 W14\$ E14 S4 E10\$.

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