COMM INTERS OF US-41 & S LINE
OF SW1/4 OF NE1/4, RUN SE
ALONG US-41 342.35 FT, W 200

BIAS SHARON
5962 S US HWY 441
LAKE CITY, FL 32025

2026

28-4S-17-08810-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

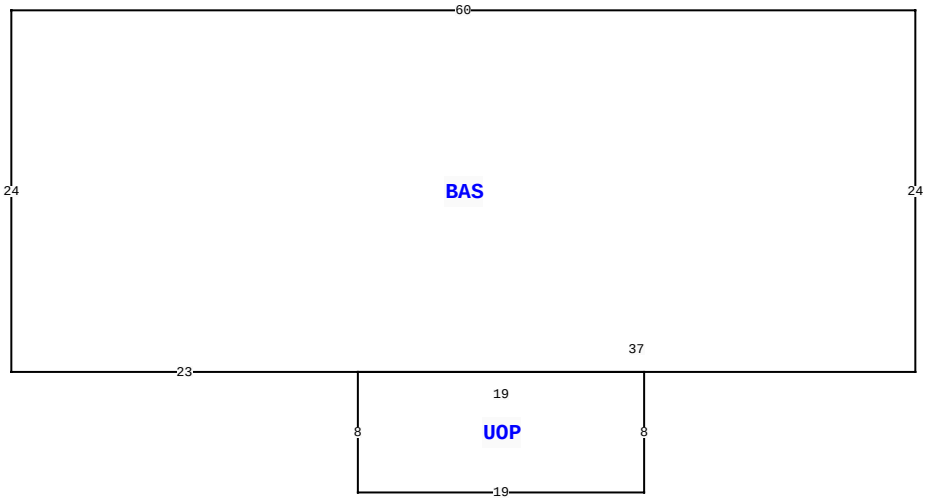
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,746
UOP	152	25		38	1,075
TOTALS	1,592			1,478	41,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,478	117.9000	70.74	104,554	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2011 Heated Area: 1440 HX Base Yr 2011



5962 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		41,822
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		24,700
TOTAL MARKET VALUE		74,122
SOH/AGL Deduction		33,027
ASSESSED VALUE		41,095
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,095
TOTAL JUST VALUE		74,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26651	M H	584	01/22/2008
11249	M H	125	06/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/2254	4/23/2010	WD	U	I	40	80,000
GRANTOR: DEAN & DIANE SMITH						
GRANTEE: SHARON BIAS						
1122/0447	6/14/2007	WD	Q	V		39,000
GRANTOR: PC LAND & CATTLE LLC						
GRANTEE: DEAN & DIANE SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E23 UOP= S8 E19 N8 W19$ E37 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
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 7,600

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	24,700							

REVIEW DATE 06/29/2017 BY DF Total Acres: 1.30 Total Land Value: 24,700 Market: 0 Agricultural: 0 Common: 24,700 PRINTED 11/20/2025 BY SYS