COMM SW COR OF N1/2 OF NE1/4
OF SE1/4, RUN N 186.32 FT FOR
POB, RUN S 79 DEG W 200 FT, N

LAWSON E. BRUCE TRUSTEE
P O BOX 1450
LIVE OAK, FL 32064

2025

28-4S-17-08811-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

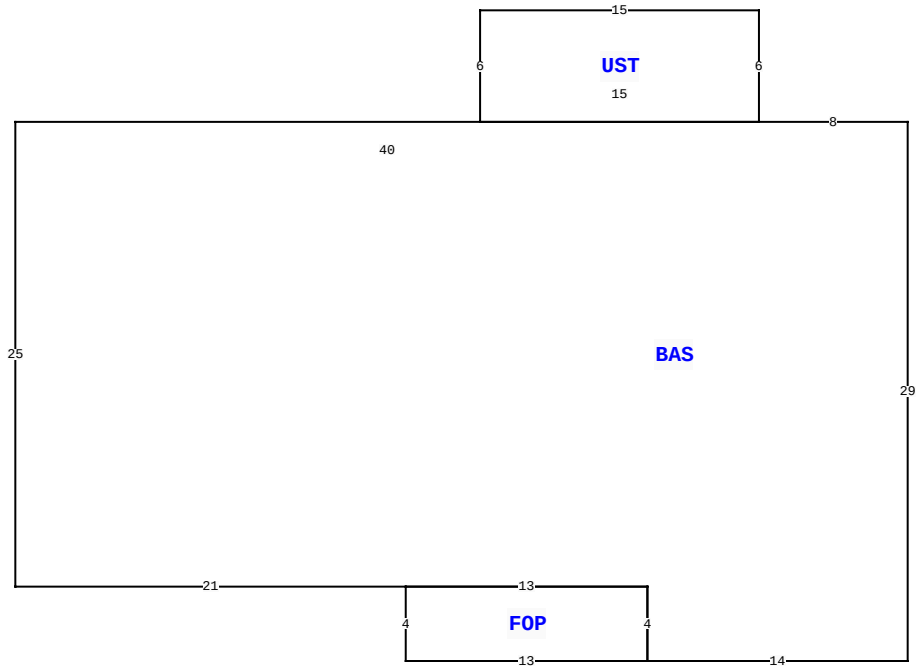
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,256	100		1,256	87,485
FOP	52	30		16	1,115
UST	90	45		40	2,786
TOTALS	1,398			1,312	91,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	95.6800	107.16	140,594	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1256 HX Base Yr



6050 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	91,386
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	14,250
TOTAL MARKET VALUE	105,936
SOH/AGL Deduction	1,989
ASSESSED VALUE	103,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,947
TOTAL JUST VALUE	105,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0109	10/04/2019	WD	U	I	12	57,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: E. BRUCE LAWSON TRU						
1388/2736	7/15/2019	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UST= N6 W15 S6 E15$ W40 S25 E21 FOP= S4 E13 N4 W13$ E13 S4 E14 N29$.

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	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	19,000.00	28,500.00	14,250							

REVIEW DATE 06/29/2017 BY DF Total Acres: 0.50 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 08/28/2025 BY SYS