

COMM INTERS OF S LINE OF N1/2 OF
& E R/W US-41, RUN NW ALONG RD 2
POB, CONT NW ALONG RD 146.70 FT,

VANN AND WATSON PROPERTIES LLC
164 NW MADISON ST
LAKE CITY, FL 32055

2026

28-4S-17-08830-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	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	2,351	100		2,351	196,352
FOP	182	30		55	4,594
FOP	264	30		79	6,598
FSP	180	40		72	6,013
FST	60	55		33	2,756
FST	100	55		55	4,594

TOTALS	3,137			2,645	220,906
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0210	GARAGE U	0	0	16	30	480.00	UT	0.99
3	0060	CARPORT F	0	0	11	23	253.00	UT	1.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.04

REVIEW DATE 03/28/2022 BY JB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,645	114.7200	128.49	339,856	1973	1985	0	0	0 35.00	65.00	
1 SINGLE FAM 0% - 2024												
Heated Area: 2351 HX Base Yr												
5729 S US HIGHWAY 441 , LAKE CITY												

TOTAL OB/XF												
2,029												

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2,029												

Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		220,906	
TOTAL MARKET OB/XF VALUE		2,029	
TOTAL LAND VALUE - MARKET		14,560	
TOTAL MARKET VALUE		237,495	
SOH/AGL Deduction		0	
ASSESSED VALUE		237,495	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		237,495	
TOTAL JUST VALUE		237,495	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		237,495	

XFOB:4:1: SUMMIT MH			
XFOB:3:1: WEST MH			
XFOB:2:1: HYAT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043969	Electrical Servic	0	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2791	5/22/2023	WD U	I	11		100
GRANTOR: WATSON KENNETH A						
GRANTEE: VANN AND WATSON PRO						
1076/2055	3/01/2006	WD Q	I			247,000
GRANTOR: VON DECKLE PROPERTIES						
GRANTEE: KENNETH WATSON, MAR						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W37 FST= W6 S10 E6 N10S\$10 W6 N10 W28 S31 E20 FOP= S7 E26 N7 W26\$ E61 N21 FST= N10 W10 S10 E10\$ W10 N10\$ FOP= E8 N12 W22 FSP= W15 S12 E15 N12\$ S12 E14\$.						

TOTAL OB/XF												
2,029												

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