BEG 315 FT N OF SW COR OF NE1/4
RUN N 315 FT, E 420 FT, S 315 FT
TO POB.

ALBRITTON KEVIN SCOTT
7285 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

29-2S-17-04778-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

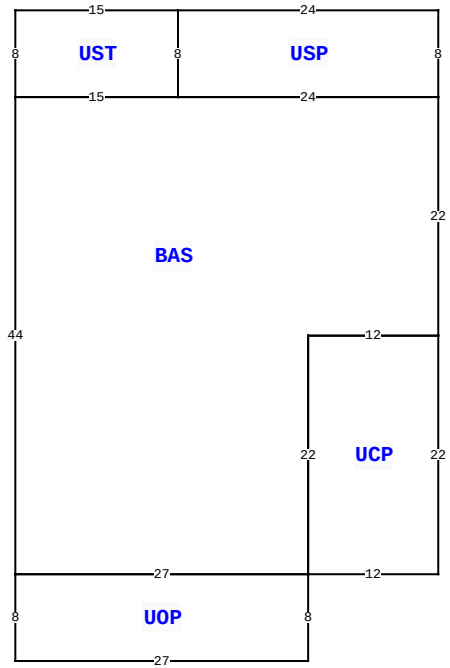
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	75,268
UCP	264	20		53	2,748
UOP	216	20		43	2,229
USP	192	35		67	3,473
UST	120	45		54	2,800
TOTALS	2,244			1,669	86,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	71.2029	79.75	133,103	1936	1936	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1452 HX Base Yr 2017



7285 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,517
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		107,717
SOH/AGL Deduction		43,212
ASSESSED VALUE		64,505
TOTAL EXEMPTION VALUE	HX HB	39,505
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,717

LAND:1:1: 3.0 AC BY DEED EX OUT RD R/W

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053899	Electrical Servic		08/25/2025
000052254	Electrical Servic	0	02/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/1082	5/26/2015	QC	U	I	14	100

GRANTOR: CHARLES D ALBRITTON S

GRANTEE: KEVIN SCOTT ALBRITT

BUILDING NOTES

BUILDING DIMENSIONS

USP= N8 W24 S8 E24$ BAS= W24UST= N8 W15 S8 E15$ W15 S44 UOP= S8 E27 N8 W27$ E27 UCP= E12 N22 W12 S22$ N22 E12N22$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	100		A-1	0.00	0.00	2.64	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,800							

REVIEW DATE 02/11/2025 BY TW Total Acres: 2.64 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 10/10/2025 BY SYS