COMM INTERS OF N LINE OF SEC & W
RUN S 100 FT FOR POB, CONT S 208
N 208 FT, E 208 FT TO POB.

COLLINS CALEB
7382 NW US HIGHWAY 441
LAKE CITY, FL 32055

2026

29-2S-17-04783-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

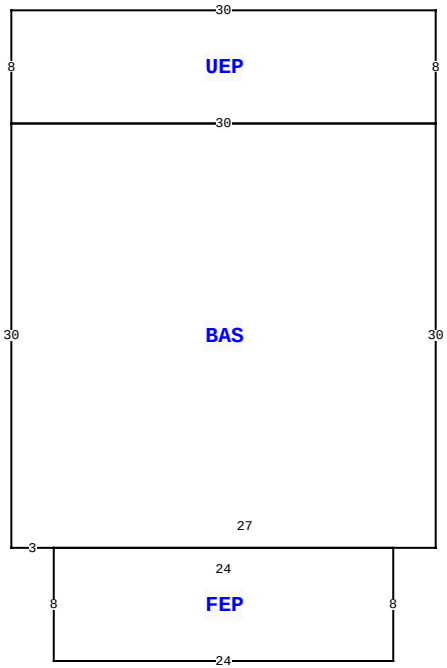
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	02	WALL BOARD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	03	03
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	900	100		900	36,761
FEP	192	80		154	6,290
UEP	240	60		144	5,882
TOTALS	1,332			1,198	48,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	56.1082	62.84	75,282	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 900 HX Base Yr 2023



7382 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,933
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		58,683
SOH/AGL Deduction		2,472
ASSESSED VALUE		56,211
TOTAL EXEMPTION VALUE	HX HB	31,211
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		58,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1256	3/22/2022	AG	U	I	21	59,000
GRANTOR: HUTTO JAMES H JR						
GRANTEE: COLLINS CALEB						
1315/0484	5/18/2016	QC	U	I	11	0
GRANTOR: JAMES H & CORA L HUTT						
GRANTEE: JAMES H HUTTO JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N8 W30 S8 E30$ BAS= W30S30 E3 FEP= S8 E24 N8 W24$ E27 N30$.

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	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 250

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 08/05/2015 BY DF Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/04/2025 BY SYS