

COMM SW COR OF N1/2 OF NW1/4 OF
RUN S 470.78 FT, W 23.02 FT TO W
US-441 FOR POB, CONT W 500 FT, S

BRENNAN JOHN J
11824 N US HWY 441
LAKE CITY, FL 32055

2026

33-1S-17-04634-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
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 03

NEIGHBORHOOD/LOC 33117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	289	100		289	23,605
BAS	926	100		926	75,635
FOP	66	30		20	1,633
FOP	68	30		20	1,633
UEP	160	60		96	7,841
UEP	238	60		143	11,680

TOTALS 1,747 1,494 122,028

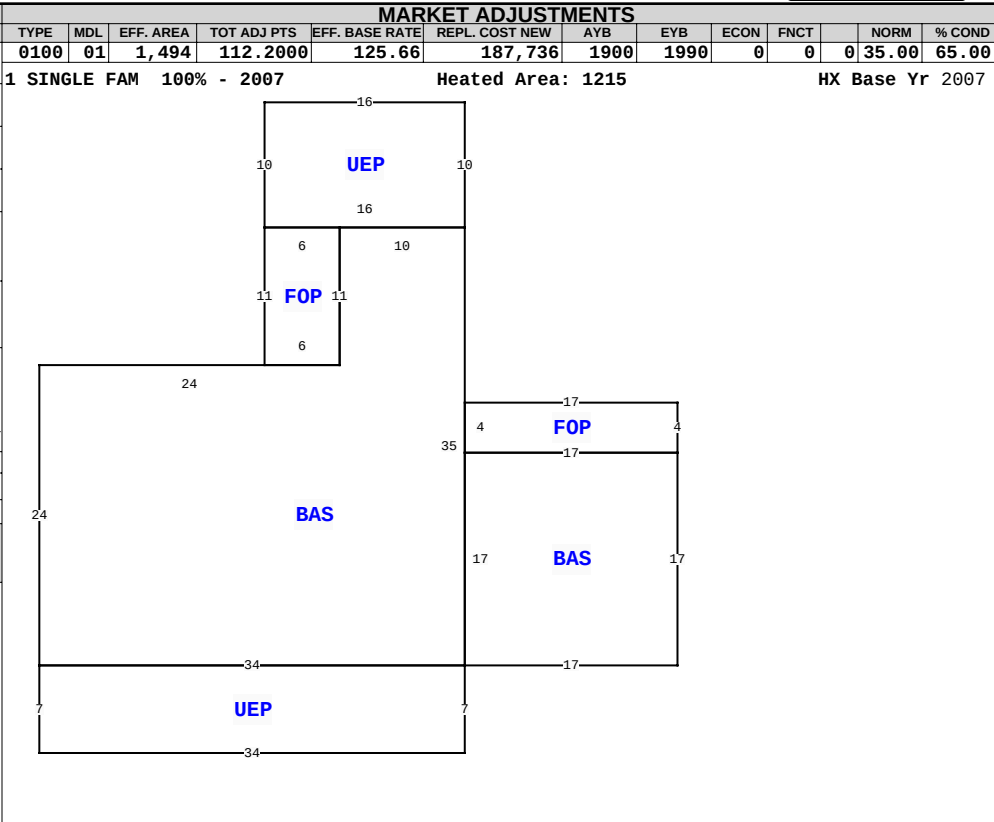
EXTRA FEATURES

L N	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	0070	CARPORT UF	0	100	12	20	240.00	UT	4.00	4.00	100	0	0	3	100	960	
2	0296	SHED METAL	0	100	14	12	168.00	UT	9.60	9.60	100	0	0	3	100	1,613	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.10	7,000.00	7,700.00	30,800							

REVIEW DATE 05/30/2023 BY TW



11824 N US HIGHWAY 441 , LAKE CITY

11824 N US HIGHWAY 441 , LAKE CITY				XF DATE INC DATE						LAND DATE AG DATE		04/15/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
240.00	UT	4.00	4.00	100	0	0	3	100	960				
168.00	UT	9.60	9.60	100	0	0	3	100	1,613				
1.00	UT	0.00	0.00	100	2007	2007	3	100	3,000				
1.00	UT	0.00	0.00	100	2011	2011	3	100	600				
1.00	UT	0.00	0.00	100	2011	2011	3	100	400				
1.00	UT	0.00	0.00	100	2011	2011	3	100	100				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		122,028			
TOTAL MARKET OB/XF VALUE		6,673			
TOTAL LAND VALUE - MARKET		30,800			
TOTAL MARKET VALUE		159,501			
SOH/AGL Deduction		52,553			
ASSESSED VALUE		106,948			
TOTAL EXEMPTION VALUE		HX HB SX 100,722			
BASE TAXABLE VALUE		6,226			
TOTAL JUST VALUE		159,501			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		159,501			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047310	Electrical Servic	0	05/24/2023
25899	ADDN SFR	203	06/07/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1075/0739	2/22/2006	WD	Q	I		111,000	
GRANTOR: DONALD D & TERESA G F							
GRANTEE: JOHN J BRENNAN							
0812/1147	8/22/1995	AD	U	I	13	30,000	
GRANTOR: ADDISON MILTON, DOT S							
GRANTEE: DONALD FEAGLE JR &T							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS= W10 FOP= W6 S11 E6 N11S\$11 W24 S24 UEP= S7 E34 N7 W34\$ E34 BAS= E17 N17 FOP= N4 W17 S4 E17\$ W17 S17 \$ N35\$ UEP= N10 W16 S10 E16 \$.																							

Total Acres: 4.00 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 10/07/2025 BY SYS