COMM SW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 759.67 FT TO W R
US-441, NE 103.40 FT TO PT OF CU

HALDEMAN PAUL A JR/HALDEMAN JACKIE L
11588 N US HWY 441
LAKE CITY, FL 32055

2026

33-1S-17-04635-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

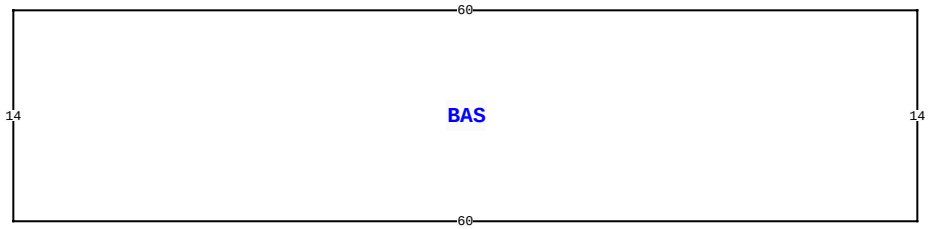
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	840	100		840	18,729
TOTALS	840			840	18,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	92.9000	55.74	46,822	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 840 HX Base Yr 2015



11588 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,729
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		43,400
TOTAL MARKET VALUE		70,679
SOH/AGL Deduction		31,818
ASSESSED VALUE		38,861
TOTAL EXEMPTION VALUE	HX HB SX	38,861
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		70,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,679

SALE:1:1: INC WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1271/2780	3/31/2014	WD	Q	I	01	58,100
GRANTOR: COBY L LAW						
GRANTEE: PAUL A JR & JACKIE						
1137/0680	11/26/2007	WD	Q	V		50,000
GRANTOR: RUTH T VIOSKI						
GRANTEE: COBY L LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	7,000.00	7,000.00	36,400							

REVIEW DATE 07/22/2015 BY DF Total Acres: 6.20 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 10/10/2025 BY SYS