

BEG NW COR OF SE1/4 OF NW1/4, RU
379 FT, W 820 FT TO US-41, NW AL
FT TO S LINE OF NW1/4 OF NW1/4,

STORY REGINA GAYLE
PO BOX 2972
LAKE CITY, FL 32056

2025

34-4S-17-08978-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural	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	34417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	160,110
FCP	406	25		102	8,240
UBM	957	20		191	15,429

TOTALS	3,345			2,275	183,779
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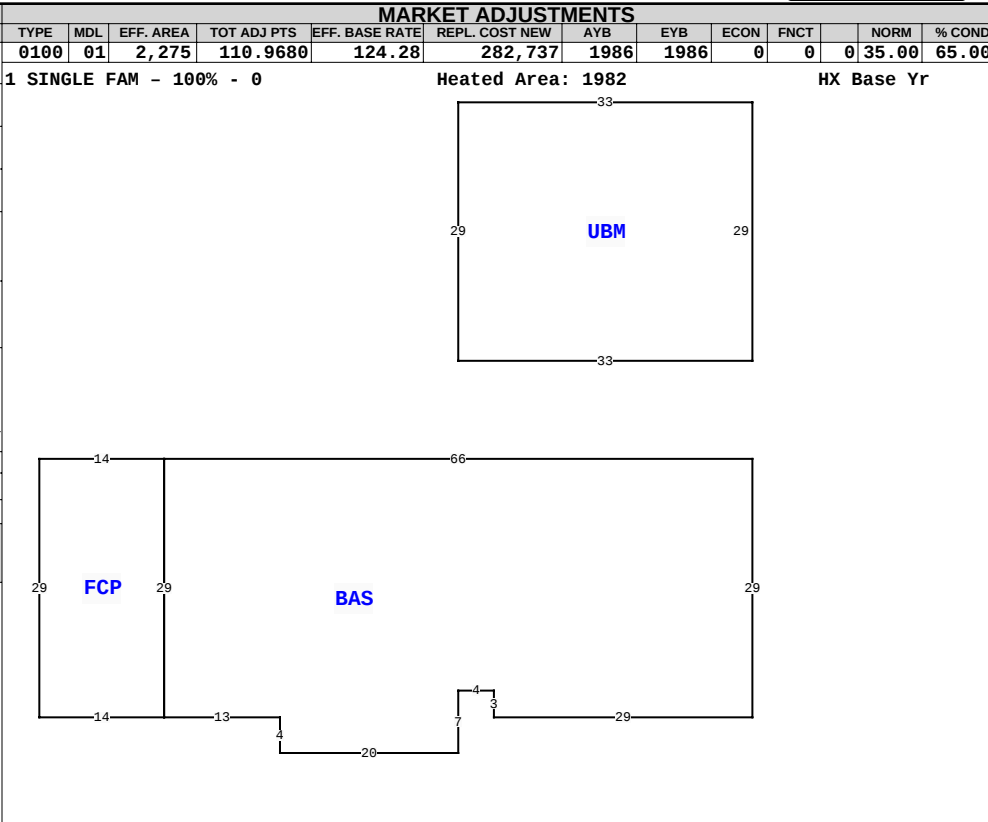
EXTRA FEATURES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	12	56	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0280	POOL R/CON	0	100	16	26	416.00	UT	70.00	70.00	100	2020	2020	3	93	27,082	
8	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2020	2020	3	75	12,960	

LAND DESCRIPTION										TOTAL OB/XF 47,092							
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N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.85	10,000.00	8,500.00	34,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE	12/26/2024	BY	JS	Total Acres:	5.00	Total Land Value:	44,000	Market:	0	Agricultural:	0	Common:	44,000	PRINTED 05/13/2025 BY SYS									
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024
INC DATE		AG DATE	MLU

6869 S US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		252,732	
TOTAL MARKET OB/XF VALUE		47,092	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		343,824	
SOH/AGL Deduction		111,320	
ASSESSED VALUE		232,504	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		176,782	
TOTAL JUST VALUE		343,824	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051820	Roof Replacement	4,200	12/13/2024
000044720	Storage Building	30,000	06/21/2022
40275	POOL ENCL	0	08/04/2020
39868	POOL	0	06/03/2020
31654	M H	638	12/18/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 FCP= W14 S29 E14 N29\$ S29 E13 S4 E20 N7 E4 S3 E29
N29\$ PTR=N40 UBM= W33 S29E33 N29\$S40\$.

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