COMM NW COR OF NW1/4 OF SE1/4, R
S 630 FT FOR POB, CONT S 262.06
FT, N 261.23 FT, W 1022.21 FT TO

CORBITT WILBUR G/CORBITT DORIS J
13296 S US HWY 441
LAKE CITY, FL 32025

2026

34-5S-17-09493-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

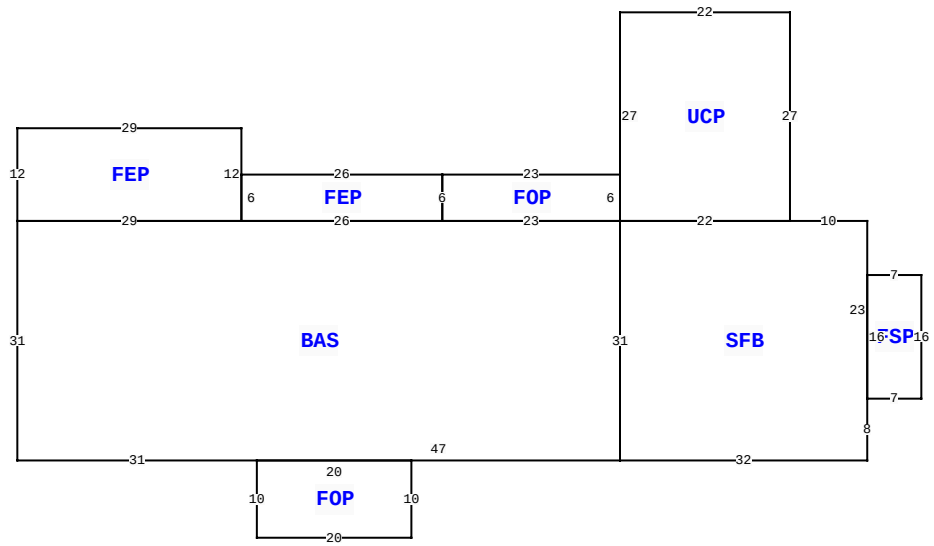
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100		2,418	198,411
FEP	156	80		125	10,257
FEP	348	80		278	22,812
FOP	138	30		41	3,364
FOP	200	30		60	4,923
FSP	112	40		45	3,693
SFB	992	80		794	65,153
UCP	594	20		119	9,765
TOTALS	4,958			3,880	318,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,880	112.7140	126.24	489,811	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 3410 HX Base Yr 2004



13296 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		318,377
TOTAL MARKET OB/XF VALUE		12,900
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		392,877
SOH/AGL Deduction		172,194
ASSESSED VALUE		220,683
TOTAL EXEMPTION VALUE	HX HB VX VP	120,106
BASE TAXABLE VALUE		100,577
TOTAL JUST VALUE		392,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,877

SALE:1:1: $.70 STAMPS

LAND:1:1: JOINS 9493-007 TOTAL 6.16 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1004/0001	12/15/2003	WD	Q	I		178,000
GRANTOR: LARRY G & SANDRA H WA						
GRANTEE: WILBUR G & DORIS J						
0774/0641	1/06/1993	QC	Q	I	01	0
GRANTOR: JOSEPH D AYMOND						
GRANTEE: LARRY WALKER						

BUILDING NOTES

BUILDING DIMENSIONS

SFB= W10 UCP= N27 W22 S27 E22$ W22 FOP= N6 W23S6 E23$ BAS= W23 FEP= N6 W26 S6 E26$ W26 FEP= N12 W29 S12 E29$ W29 S31 E31 FOP= S10 E20 N10W20$ E47 N31$ S31 E32 N8 FSP= E7 N16 W7 S16$ N23$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
4	0030	BARN,MT	0	0	30	30	900.00	UT	10.00	10.00	100	2004	2004	3	100	9,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,900

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	4.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,600							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 09/21/2017 BY BC Total Acres: 6.16 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 10/03/2025 BY SYS