

COMM NE COR OF NW1/4 OF SE1/4, R
POB, CONT S 420 FT, W 210 FT, N
POB.

SHERROD LEROY/SHERROD RHONDA KAY
13172 S US HWY 441
LAKE CITY, FL 32025

2026

34-5S-17-09498-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	19	COMMON BRK 80		0100	01	2,704	107.3280	120.21	325,048	1991	1991	0	0	0	35.00	65.00	VALUATION BY																
Exterior Wall	05	AVERAGE 20		1 SINGLE FAM 100% - 2000										Heated Area: 1872										HX Base Yr 2000									
Roof Structur	03	GABLE/HIP 100																						BUILDING MARKET VALUE									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE																			
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET																			
Interior Floor	14	CARPET 80												TOTAL MARKET VALUE																			
Interior Floor	08	SHT VINYL 20												SOH/AGL Deduction																			
Air Condition	03	CENTRAL 100												ASSESSED VALUE																			
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE																			
Bedrooms	3	100												BASE TAXABLE VALUE																			
Bathrooms	2	100												TOTAL JUST VALUE																			
Frame	01	NONE 100												NCON VALUE																			
Stories	1.	1. 100												INCOME VALUE																			
Architectual	05	CONV 100												PREVIOUS YEAR MKT VALUE																			
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	1,872	100		1,872	146,271																												
FEP	200	80		160	12,502																												
FGR	504	55		277	21,644																												
FOP	192	30		58	4,532																												
FOP	200	30		60	4,688																												
FST	120	55		66	5,157																												
UDU	384	55		211	16,487																												
TOTALS	3,472			2,704	211,281																												
EXTRA FEATURES					13172 S US HIGHWAY 441 , LAKE CITY										BLD DATE					LGL DATE													
															XF DATE					LAND DATE													
															INC DATE					AG DATE													
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	0166	CONC, PAVMT	0	100	0	0	489.00	UT	1.40	1.40	100	0	0	3	100	685																	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336																	
4	0166	CONC, PAVMT	0	100	0	0	860.00	UT	1.50	1.50	100	1997	1997	3	100	1,290																	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500																	
6	0169	FENCE/WOOD	0	100	25	8	200.00	UT	7.50	7.50	100	2004	2004	3	100	1,500																	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800																	
8	0040	BARN, POLE	0	100	20	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																	
9	0030	BARN, MT	0	0	30	50	1,500.00	UT	9.00	9.00	100	2015	2015	3	100	13,500																	
10	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000																	
LAND DESCRIPTION										TOTAL OB/XF										45,111													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,260																
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	13,020																