BEG INTERS OF S LINE OF N1/2 OF
US-41, RUN N 802.90 FT FOR POB,
N 179.50 FT, E 178.80 FT, S 179.

SAVO ALFREDO
12958 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-5S-17-09501-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

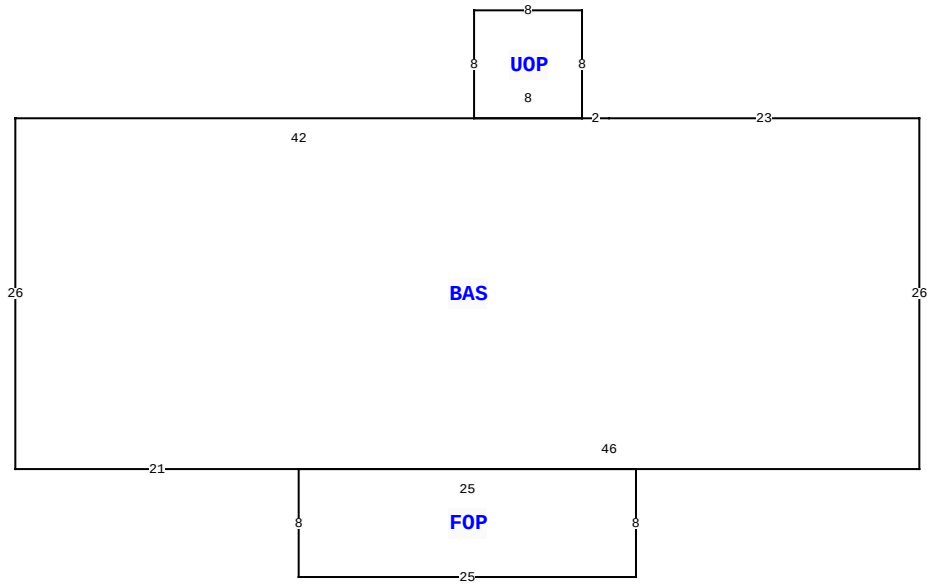
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 02
NEIGHBORHOOD/LOC	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	200,580
FOP	200	30		60	6,909
UOP	64	20		13	1,497
TOTALS	2,006			1,815	208,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	110.5440	123.81	224,715	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1742 HX Base Yr



12958 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,985
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	13,986
TOTAL MARKET VALUE	223,971
SOH/AGL Deduction	98,932
ASSESSED VALUE	125,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,039
TOTAL JUST VALUE	223,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/634	10/28/2025	WD	Q	I	01	288,500
GRANTOR: SAVO ANA CRYSTAL MARI						
GRANTEE: SAVO ALFREDO						
1532/2721	2/05/2025	WD	Q	I	01	310,000
GRANTOR: FREEMAN DONALD T						
GRANTEE: SAVO ANA CRYSTAL MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W8 S8 E8 $ W42 S26 E21 FOP= S8 E25 N8 W25$ E46 N26 W23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2000	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0		A-1	0.00	0.00	0.74	AC		1.00	1.00	1.26	15,000.00	18,900.00	13,986							

REVIEW DATE 04/01/2025 BY TP Total Acres: 0.74 Total Land Value: 13,986 Market: 0 Agricultural: 0 Common: 13,986 PRINTED 11/19/2025 BY SYS