COMM AT INTERS OF S LINE OF N1/2
41, RUN N ALONG R/W 593.20 FT TO
209.69 FT, N 209.59 FT, E 209.85

HICKS KAYLEE NICOLE/HICKS NATHANIEL AUSTIN
13010 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-5S-17-09502-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

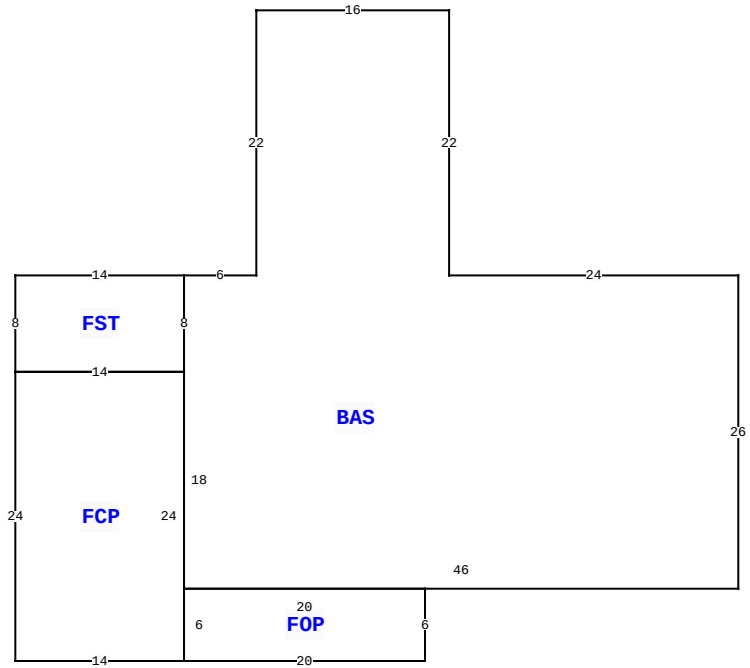
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,548	100		1,548	198,580
FCP	336	25		84	10,775
FOP	120	30		36	4,618
FST	112	55		62	7,953
TOTALS	2,116			1,730	221,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	134.7500	150.92	261,092	1975	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1548 HX Base Yr



13010 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	221,928
TOTAL MARKET OB/XF VALUE	5,200
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	242,128
SOH/AGL Deduction	0
ASSESSED VALUE	242,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,128
TOTAL JUST VALUE	242,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1085	7/07/2023	WD	Q	I	01	299,900
GRANTOR: STEVENSON BRIAN K						
GRANTEE: HICKS KAYLEE NICOLE						
1289/1933	2/20/2015	WD	Q	I	01	146,000
GRANTOR: ANDREW J & BRITTANY P						
GRANTEE: BRIAN K & CAROL STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N22 W16 S22 W6 FST= W14 S8 E14 N8$ S8 FCP= W14 S24 E14 N24$ S18 FOP= S6 E20 N6 W20$ E46 N26 $.

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	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/25/2023 BY TP Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/03/2025 BY SYS