COMM NE COR, RUN S 1744.66 FT, W
POB, CONT W 601.50 FT TO E R/W U
R/W 364 FT, E 601.50 FT, N 364 F

BREYER ROBERT J
13025 S US HWY 441
LAKE CITY, FL 32025

2026

34-5S-17-09503-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

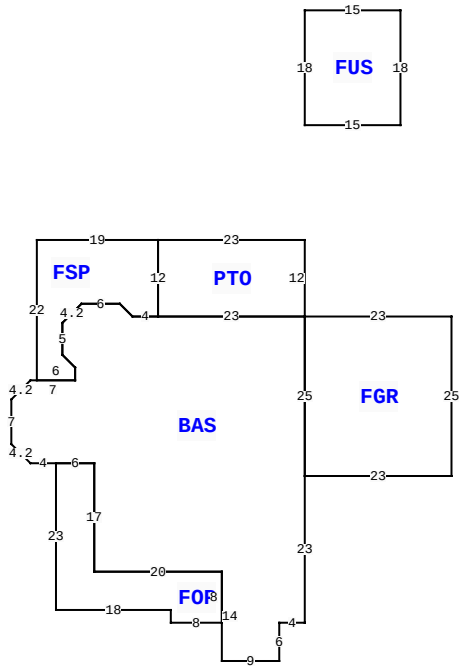
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,698	100		1,698	158,985
FGR	575	55		316	29,587
FOP	274	30		82	7,678
FSP	259	40		104	9,738
FUS	270	100		270	25,280
PTO	276	5		14	1,311
TOTALS	3,352			2,484	232,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	121.5984	136.19	338,296	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 1968 HX Base Yr 2001



13025 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		232,578
TOTAL MARKET OB/XF VALUE		1,704
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		284,582
SOH/AGL Deduction		82,375
ASSESSED VALUE		202,207
TOTAL EXEMPTION VALUE	HX HB WR SX	105,722
BASE TAXABLE VALUE		96,485
TOTAL JUST VALUE		284,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045189	Roof Replacement	25,000	08/16/2022
16155	SFR	345	10/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/306	8/17/2021	LE	U	I	14	100
GRANTOR: BREYER ROBERT J						
GRANTEE: COBB LELAND J III						
0889/0766	10/01/1999	WD	Q	V		25,000
GRANTOR: LELAND J COBB III						
GRANTEE: BREYER ROBERT J						

BUILDING NOTES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	21	336.00	UT	1.50	1.50	100	2000	2000	3	100	504	

BUILDING DIMENSIONS

PTO= N12 W23 S12 E23$ BAS= W23 FSP= N12 W19 S22 E6 N2 L2 U2 N5 U3 R3 E6 R2 D2 E4$ W4 U2 L2 W6 L3 D3 S5 D2 R2 S2 W7 L3 D3 S7 D3 R3 E4 FOP= S23 E18 S2 E8 N8 W20 N17 W6$ E6 S17 E20 S14 E9 N6 E4 N23 FGR= E23 N25 W23 S25$ N25$ PTR= N30 FUS= E15 N18 W15 S18$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 11/21/2022 BY JS Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 11/18/2025 BY SYS