COMM SW COR OF NW1/4 OF SW1/4, R
POB, CONT N 480.40 FT, NE 375 FT
SE ALONG R/W 510 FT, SW 530.83 F

HART RUSSELL W/HART TINA M
6596 NW HWY 41
LAKE CITY, FL 32055

2026

35-2S-16-01881-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR 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		2 100
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	05	05

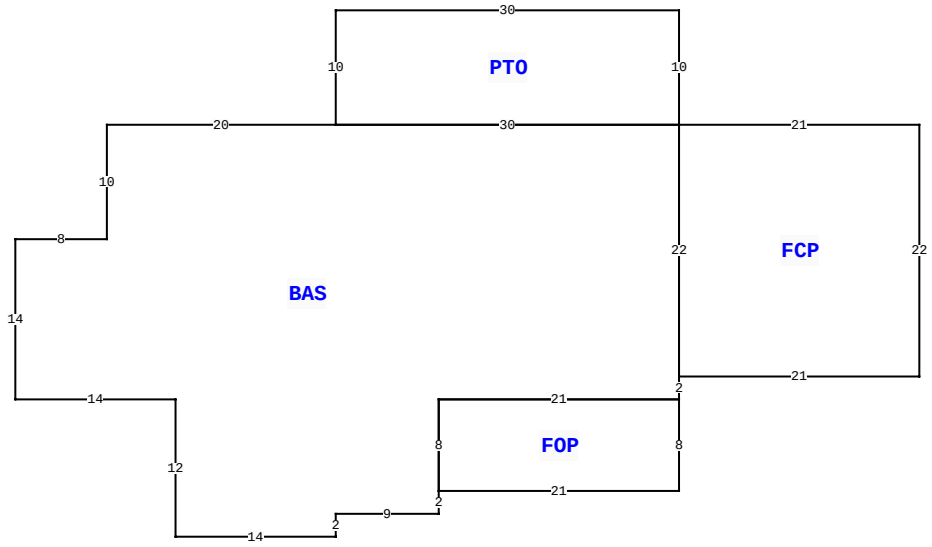
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	35216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100		1,570	145,081
FCP	462	25		116	10,719
FOP	168	30		50	4,620
PTO	300	5		15	1,386
TOTALS	2,500			1,751	161,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	113.8000	127.46	223,182	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 2025 Heated Area: 1570 HX Base Yr



6554 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,807
TOTAL MARKET OB/XF VALUE	6,780
TOTAL LAND VALUE - MARKET	36,400
TOTAL MARKET VALUE	204,987
SOH/AGL Deduction	0
ASSESSED VALUE	204,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,987
TOTAL JUST VALUE	204,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19794	SFR	281	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/137	3/09/2020	LE	U	I	14	100
GRANTOR: HART DON W (ENH LE)						
GRANTEE: HART RUSSELL W (RMD						
932/2242	8/08/2001	WD	Q	I	01	8,000
GRANTOR: PYLE KATHRYNE BERNIEC						
GRANTEE: HART DON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 W8 S14 E14 S12 E14 N2 E9 N2 FOP= E21 N8 W21 S8$ N8 E21 N2 FCP= E21 N22 W21 S22$ N22 PTO= N10 W30 S10 E30$ W30$.

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	15	21	315.00	UT	2.00	2.00	100	2003	2003	3	100	630	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 6,780

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.00	7,000.00	7,000.00	4,200							
2	0100	C	SFR	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	7,000.00	7,000.00	32,200							

REVIEW DATE 05/02/2023 BY JB Total Acres: 5.20 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 10/03/2025 BY SYS