COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, CONT N 90.25 FT, NE 311
R/W US-41, SE 144.87 FT, SW 375

HART RUSSELL WILLIAM
6596 NW US HIGHWAY 41
LAKE CITY, FL 32055

2026

35-2S-16-01881-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

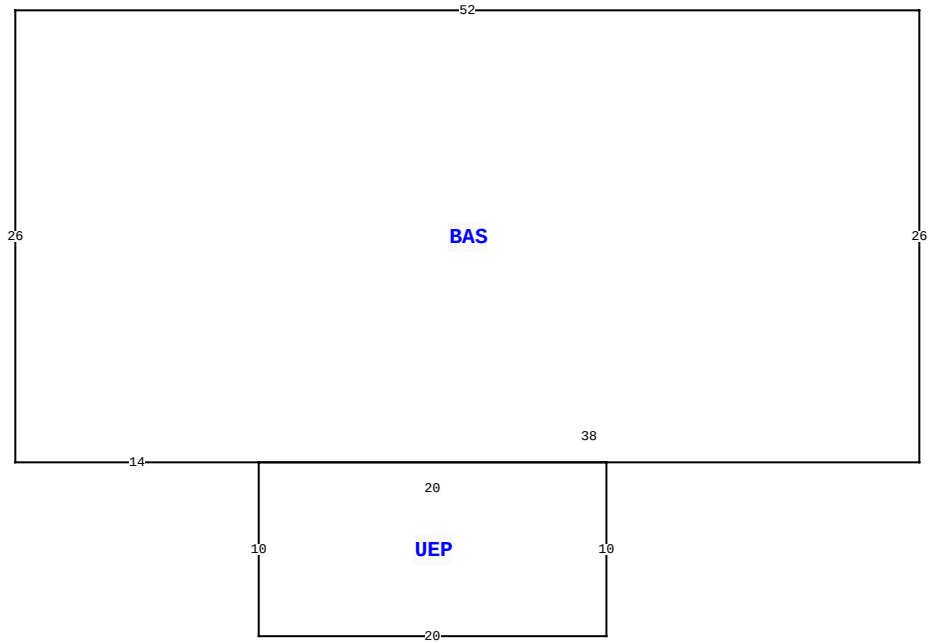
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,352	100		1,352	35,660
UEP	200	70		140	3,693
TOTALS	1,552			1,492	39,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,492	109.9000	65.94	98,382	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1352 HX Base Yr



6596 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,353
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		9,350
TOTAL MARKET VALUE		62,003
SOH/AGL Deduction		36,635
ASSESSED VALUE		25,368
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		368
TOTAL JUST VALUE		62,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,003

BLDG:1:1: FLEET MH

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
567/125	6/21/1985	WD	Q	I	01	12,857

GRANTOR: DICKS LOUIS A

GRANTEE: HART DON W

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E14 UEP= S10 E20 N10 W20$ E38 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,350							

REVIEW DATE 05/02/2023 BY JB Total Acres: 1.10 Total Land Value: 9,350 Market: 0 Agricultural: 0 Common: 9,350 PRINTED 10/03/2025 BY SYS