N DIV: LOT 1 BLOCK 1 COLUMBIA PA
443-355, DC 993-1372 WD 993-1528

CATHEY MELLER CREEL LLC
277 SE ELM LOOP
LAKE CITY, FL 32025

2026

00-00-00-12209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

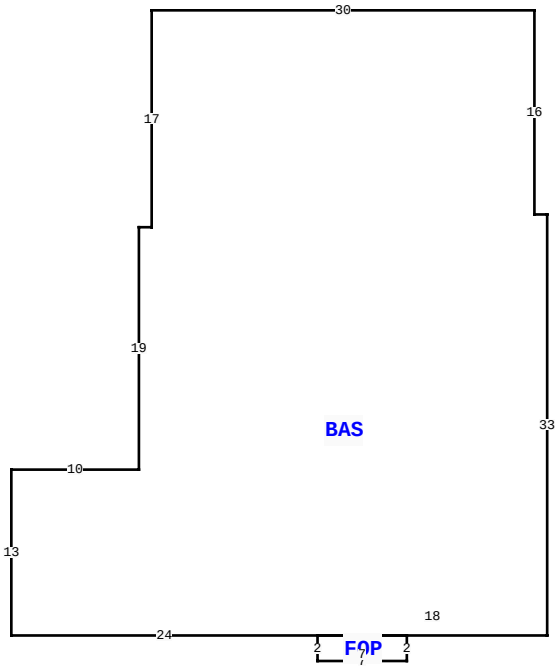
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100		1,665	100,357
FOP	14	30		4	241
TOTALS	1,679			1,669	100,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	81.3400	92.73	154,766	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1665 HX Base Yr



441 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,598
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	14,675
TOTAL MARKET VALUE	116,573
SOH/AGL Deduction	816
ASSESSED VALUE	115,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,757
TOTAL JUST VALUE	116,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2772	2/06/2017	WD	U	I	12	40,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CATHEY MELLER CREEL						
1330/1317	2/06/2017	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S17 W1 S19 W10 S13 E24 FOP= S2 E7 N2 W7$ E18 N33W1 N16$.

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	2004	2004	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	0			0.00	0.00	11,740.00	SF		1.00	1.00	1.00	1.25	1.25	14,675							

REVIEW DATE 11/18/2015 BY DF Total Acres: 0.27 Total Land Value: 14,675 Market: 0 Agricultural: 0 Common: 14,675 PRINTED 05/12/2026 BY SYS