

COMM NE COR OF SE1/4 OF NW1/4,
 RUN W 54 FT, S ALONG US-441
 420 FT FOR POB, W 353 FT, S

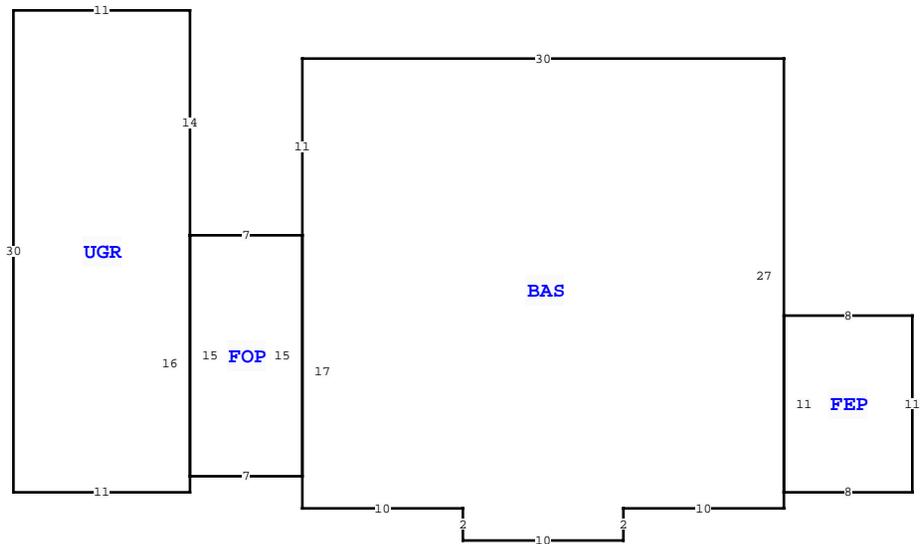
FAWCETT JOHN R/FAWCETT JUDITH L
 7942 S US HWY 441
 LAKE CITY, FL 32025

2026

03-5S-17-09077-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	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	02
NEIGHBORHOOD/LOC	3517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	860	100	
FEP	88	80	
FOP	105	30	
UGR	330	45	
TOTALS	1,383		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,110	112.8900	128.69	142,846	1948	1948	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 860			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		92,850	
TOTAL MARKET OB/XF VALUE		1,860	
TOTAL LAND VALUE - MARKET		17,595	
TOTAL MARKET VALUE		112,305	
SOH/AGL Deduction		73,524	
ASSESSED VALUE		38,781	
TOTAL EXEMPTION VALUE	HX HB WX	30,000	
BASE TAXABLE VALUE		8,781	
TOTAL JUST VALUE		112,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28266	MAINT/ALTR	25	12/14/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1617	9/30/2019	LE U	I	14		100

GRANTOR: JUDITH LEE FAWCETT (E)
 GRANTEE: PAUL AARON FAWCETT

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	10	20	200.00	UT	3.30	100	0
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2017

TOTAL OB/XF												1,860
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 S11 FOP= W7 UGR= N14 W11 S30 E11 N16\$ S15 E7 N15\$ S17 E10 S2 E10 N2 E10 N1 FEP= E8 N11 W8 S11\$ N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.85	AC		1.00	1.00	1.15	18,000.00	20,700.00	17,595							