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

2027

03-5S-17-09077-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

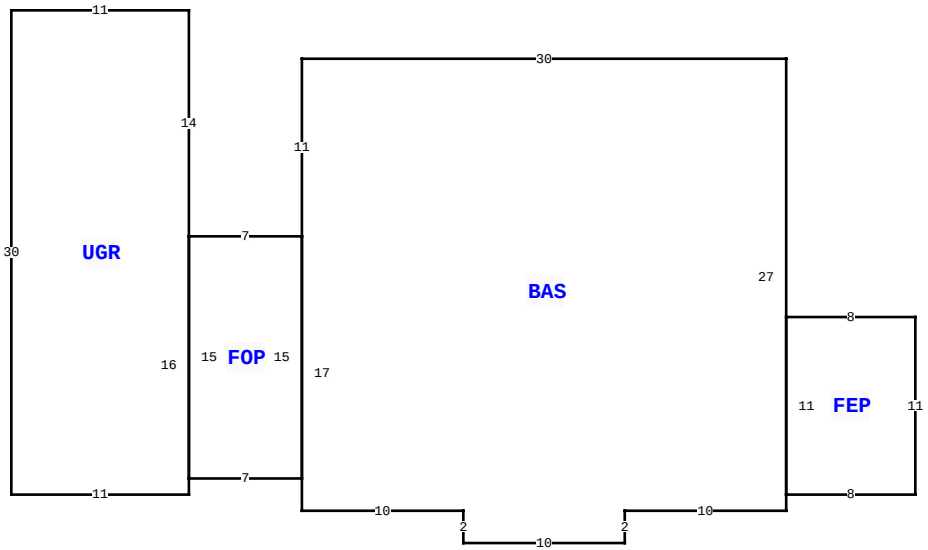
NEIGHBORHOOD/LOC 3517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100		860	69,417
FEP	88	80		70	5,650
FOP	105	30		32	2,583
UGR	330	45		148	11,946
TOTALS	1,383			1,110	89,596

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	124.18	137,840	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 860 HX Base Yr



7942 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	10	20	200.00	UT	3.30	3.30	100	0	0	3	100	660	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,596
TOTAL MARKET OB/XF VALUE		1,860
TOTAL LAND VALUE - MARKET		17,595
TOTAL MARKET VALUE		109,051
SOH/AGL Deduction		69,107
ASSESSED VALUE		39,944
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		9,944
TOTAL JUST VALUE		109,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,681

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

BUILDING NOTES

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 1,860

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	0.85	AC		1.00	1.00	1.15	18,000.00	20,700.00	17,595							

REVIEW DATE 07/20/2017 BY BC Total Acres: 0.85 Total Land Value: 17,595 Market: 0 Agricultural: 0 Common: 17,595 PRINTED 11/17/2026 BY SYS