

COMM NE COR OF SE1/4 OF NW1/4, R
R/W US-441 FOR POB, CONT W 470 F
470 FT TO W R/W US-441, N ALONG

GILLYARD DONALD
7864 S HIGHWAY 441
LAKE CITY, FL 32025

2026

03-5S-17-09096-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	1,855	100	
FOP	182	30	
FOP	208	30	
TOTALS	2,245		1,972

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1855 HX Base Yr	
TOTALS												1,972	146,702

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,702
TOTAL MARKET OB/XF VALUE			13,202
TOTAL LAND VALUE - MARKET			24,660
TOTAL MARKET VALUE			184,564
SOH/AGL Deduction			0
ASSESSED VALUE			184,564
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			184,564
TOTAL JUST VALUE			184,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1449	12/22/2021	WD	U	I	11	100
GRANTOR: ELLIS ROBERT B						
GRANTEE: GILLYARD DONALD						
1394/0061	9/09/2019	WD	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: ROBERT B ELLIS						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0280	POOL R/CON	0	0	32	512.00	UT	70.00	70.00	30	1990	1990	3	30	10,752	
4	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
6	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

TOTAL OB/XF										13,202														
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	0		A-1	0.00	0.00	1.29	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,220							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	1,440							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 S4 FOP= W26 S8 E26N8 S8 W26 N8 W13 S35 E13 FOP= E26 N7 W26 S7 S7 N7 E26 S8 E22 N40 S.