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

2027

03-5S-17-09096-000

BUILDING CHARACTERISTICS

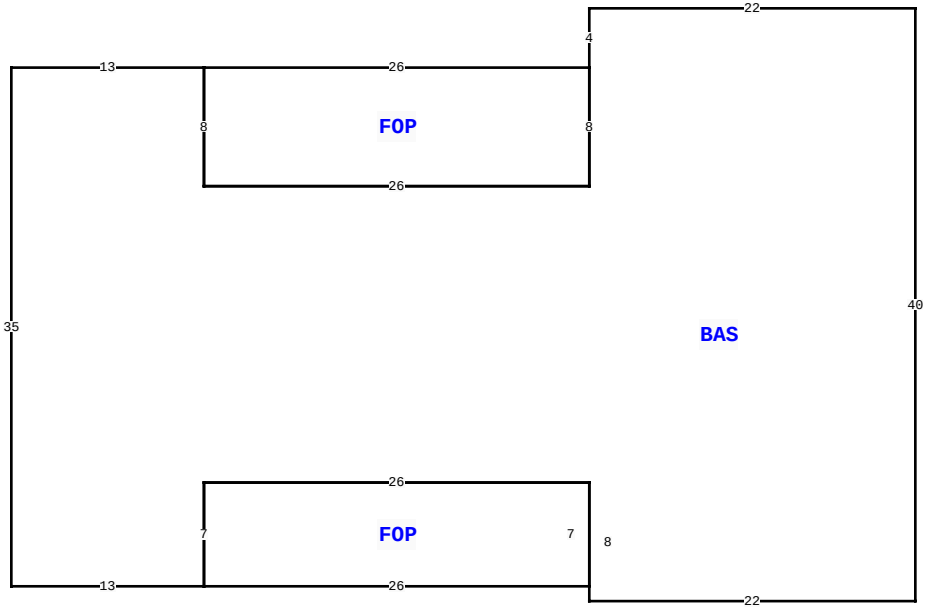
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100		1,855	133,151
FOP	182	30		55	3,948
FOP	208	30		62	4,451
TOTALS	2,245			1,972	141,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	100.3950	110.43	217,768	1940	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1855 HX Base Yr 2026



7864 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1990	1990	3	30	10,752	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,549
TOTAL MARKET OB/XF VALUE		13,202
TOTAL LAND VALUE - MARKET		24,660
TOTAL MARKET VALUE		179,411
SOH/AGL Deduction		0
ASSESSED VALUE		179,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,000
TOTAL JUST VALUE		179,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056428	Roof Replacement	18,911	08/28/2026

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 13,202

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	1.29	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,220							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	1,440							

REVIEW DATE 07/21/2017 BY BC Total Acres: 1.37 Total Land Value: 24,660 Market: 0 Agricultural: 0 Common: 24,660 PRINTED 11/17/2026 BY SYS