COMM NW COR OF SEC, RUN E 1519.2
S 2105.64 FT FOR POB, CONT S 573
E 379.80 FT, N 573.50 FT, W 379.

HOWELL JEFFERY ALLAN/HOWELL MELDA E
473 SW HOWELL ST
LAKE CITY, FL 32024

2027

03-6S-17-09579-009

BUILDING CHARACTERISTICS

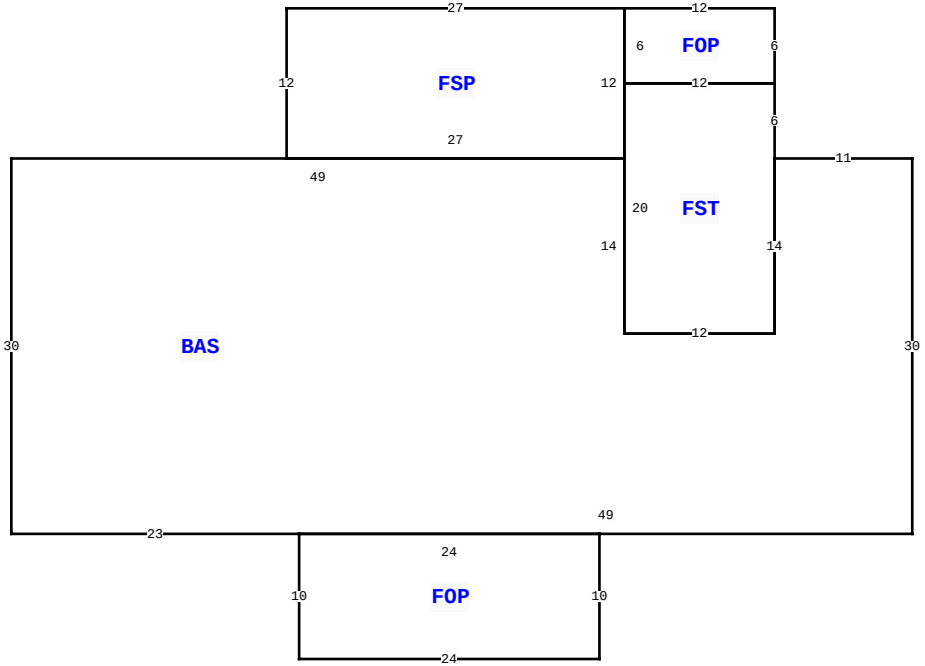
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100		1,992	156,114
FOP	72	30		22	1,724
FOP	240	30		72	5,643
FSP	324	40		130	10,188
FST	240	55		132	10,345
TOTALS	2,868			2,348	184,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,348	109.6100	120.57	283,098	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1992 HX Base Yr



473 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,014
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	45,200
TOTAL MARKET VALUE	199,534
SOH/AGL Deduction	80,816
ASSESSED VALUE	118,718
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,307
TOTAL JUST VALUE	230,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,756

LAND:3:1: JOINS 09579-015 46.72 TOTAL AC

SALE:1:1: WD REPLACING UNREC AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046824	Electrical Servic	0	03/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0348	5/14/1990	WD	U	V	13	15,000

GRANTOR: C A HOWELL

GRANTEE: JEFFERY A HOWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FST= N6 FOP= N6 W12 S6 E12$ W12 S20 E12 N14$ S14 W12 N14 FSP= N12 W27 S12E27$ W49S30 E23 FOP= S10 E24N10 W24$ E49 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	1.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,200							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.10 Total Land Value: 14,320 Market: 32,000 Agricultural: 1,120 Common: 13,200 PRINTED 11/17/2026 BY SYS