COMM SE COR OF SW1/4 OF NE1/4, R
51.30 FT TO POB, W ALONG N R/W L
HOWELL ST 176.85 FT, N 538.37 FT

COLLINS DANIEL E
1109 SW HOWELL ST
LAKE CITY, FL 32024

2027

04-6S-17-09598-006

BUILDING CHARACTERISTICS

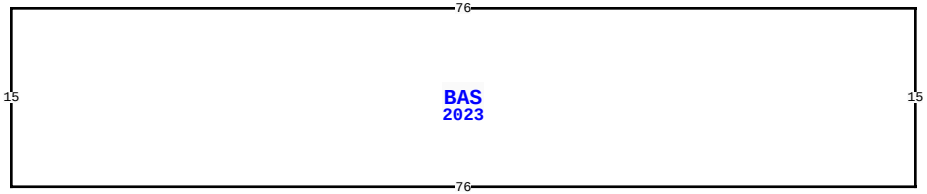
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	125,444
TOTALS	1,140			1,140	125,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	117.0000	115.83	132,046	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1140 HX Base Yr 2023



1109 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,444
TOTAL MARKET OB/XF VALUE	18,200
TOTAL LAND VALUE - MARKET	112,200
TOTAL MARKET VALUE	159,364
SOH/AGL Deduction	38,696
ASSESSED VALUE	120,668
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	69,257
TOTAL JUST VALUE	255,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047027	Storage Building	11,800	04/20/2023
000044707	Mobile Home		06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1380	9/17/2025	QC	U	I	11	100
GRANTOR: COLLINS DANIEL E						
GRANTEE: COLLINS DANIEL E						
1485/1185	2/13/2023	LE	U	I	14	100
GRANTOR: COLLINS DANIEL E						
GRANTEE: COLLINS DANIEL E (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,12] E76 S15 W76 N15 $

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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
4	0030	BARN,MT	0	100	0	0	1.00	UT	9,300.00	9,300.00	100	2024	2023		100	9,300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 18,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,200							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 06/08/2023 BY randall Total Acres: 10.20 Total Land Value: 15,720 Market: 99,000 Agricultural: 2,520 Common: 13,200 PRINTED 11/17/2026 BY SYS