

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

2026

04-6S-17-09598-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	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
BAS	1,140	100	2023
TOTALS	1,140		1,140
			126,711

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	117.00	133,380	2022	2022	0	0	5.00	95.00	
1 MANUF 3 100% - 2023			Heated Area: 1140				HX Base Yr 2023					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> <p style="text-align: center;">BAS 2023</p> <p style="text-align: center;">15</p> <p style="text-align: center;">76</p> </div>												
TOTALS				1,140			1,140			126,711		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,711	
TOTAL MARKET OB/XF VALUE		18,200	
TOTAL LAND VALUE - MARKET		112,200	
TOTAL MARKET VALUE		160,631	
SOH/AGL Deduction		43,404	
ASSESSED VALUE		117,227	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		65,816	
TOTAL JUST VALUE		257,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,360	
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)						

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	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	

BLD DATE			LGL DATE		
XF DATE	LAND DATE	AG DATE	05/06/2026	MLU	
1109 SW HOWELL ST, LAKE CITY					
TOTALS 18,200					

BUILDING NOTES												

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

LAND DESCRIPTION													TOTAL OB/XF												
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	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								