BEG SW COR OF NW 1/4, N 612.91 F
S 612.41 FT, W 854.25 FT TO POB.

PAYNE BETH DANIELLE
1601 SW HOWELL ST
LAKE CITY, FL 32024

2027

04-6S-17-09599-002

BUILDING CHARACTERISTICS

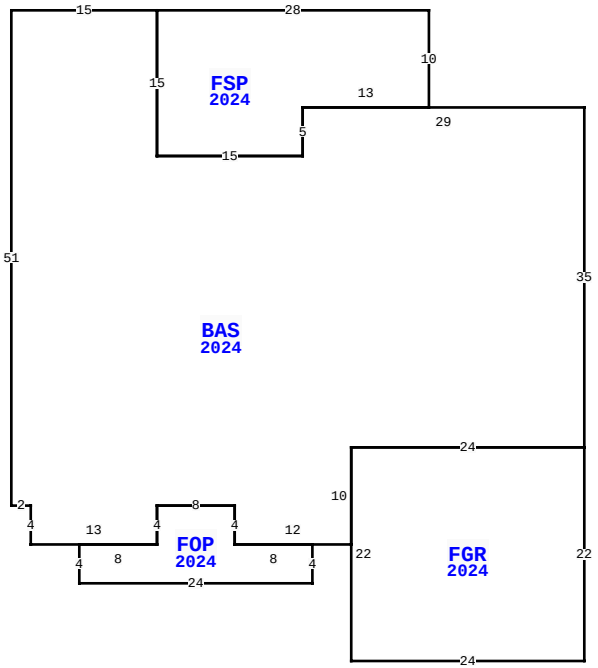
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,450	100	2024	2,450	306,656
FGR	528	55	2024	290	36,298
FOP	128	30	2024	38	4,756
FSP	355	40	2024	142	17,773
TOTALS	3,461			2,920	365,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	116.1090	127.72	372,942	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2450 HX Base Yr 2024



1601 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	365,483
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	377,563
SOH/AGL Deduction	0
ASSESSED VALUE	377,563
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	326,152
TOTAL JUST VALUE	473,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045240	New Residential C	403,500	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/423	4/06/2022	WD	U	V	11	100

GRANTOR: PAYNE PAULA POLHILL

GRANTEE: PAYNE BETH DANIELLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,-20] W29 S5 W15 N15 W15 S51 E2 S4 E13 N4 E8 S4 E12 N10 E24 N35 $
FGR=[YR=2024;ORIG=-24,15] E24 S22 W24 N22 $
FSP=[YR=2024;ORIG=-16,-30] W28 S15 E15 N5 E13 N10 $
FOP=[YR=2024;ORIG=-28,25] W8 N4 W8 S4 W8 S4 E24 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 04/28/2026 BY robin Total Acres: 12.00 Total Land Value: 12,080 Market: 99,000 Agricultural: 3,080 Common: 9,000 PRINTED 11/17/2026 BY SYS