S1/2 OF N1/2 OF SW1/4 AS LIES W
2.05 AC DESC ORB 580-466.

4700 US HIGHWAY 441 LLC
201 N FRANKLIN ST, SUITE 2000
TAMPA, FL 33602

2027

05-3S-17-04849-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4700 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0
TOTAL MARKET OB/XF VALUE	54,875
TOTAL LAND VALUE - MARKET	217,200
TOTAL MARKET VALUE	272,075
SOH/AGL Deduction	0
ASSESSED VALUE	272,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,075
TOTAL JUST VALUE	272,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,075

XFOB:1:1: OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1713	1/31/2025	WD	Q	I	05	1,350,000
GRANTOR: ESTRADA FAMILY REVOCA						
GRANTEE: 4700 US HIGHWAY 441						
1498/671	8/28/2023	QC	U	I	11	100
GRANTOR: ESTRADA EFRAIM						
GRANTEE: ESTRADA FAMILY REVO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	500.00	500.00	75	0	0	3	75	375	
2	0020	BARN,FR	0	0	100	50	5,000.00	UT	10.00	10.00	90	0	0	3	90	45,000	
3	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
4	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 54,875

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	1001	C	MISC COMMERC	0		ILW	0.00	0.00	21.72	AC		1.00	1.00	1.00	10,000.00	10,000.00	217,200							

REVIEW DATE 06/03/2025 BY TP Total Acres: 21.72 Total Land Value: 217,200 Market: 0 Agricultural: 0 Common: 217,200 PRINTED 11/17/2026 BY SYS