

COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, RUN N 226.14 FT, E 400
US-441, S 229 FT, W 391.42 FT TO

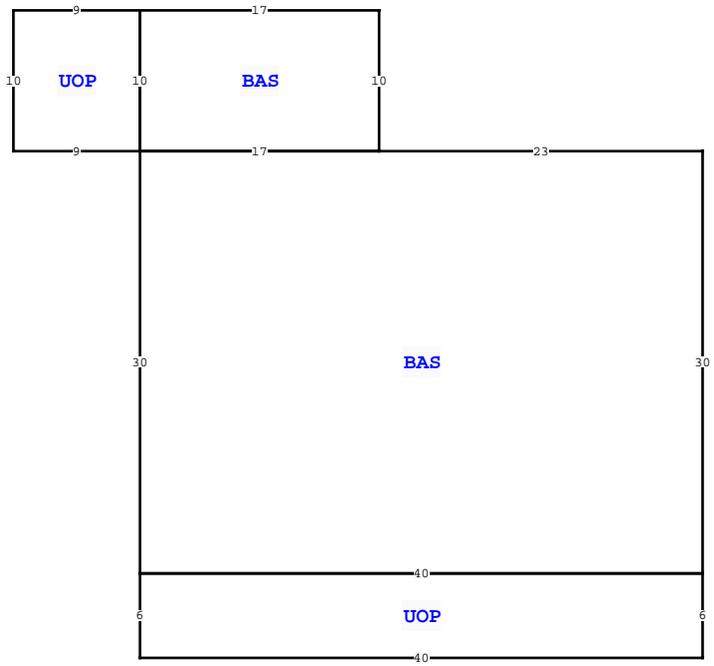
HINCAPIE MARA/CRUZ AURA DEL CARMEN
4616 U.S. HIGHWAY 441
LAKE CITY, FL 32055

2026

05-3S-17-04849-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	170	100	
BAS	1,200	100	
UOP	90	20	
UOP	240	20	
TOTALS	1,700		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,436	61.0560	68.38	98,194	1960	1960	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1370 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	54,007		
TOTAL MARKET OB/XF VALUE	1,700		
TOTAL LAND VALUE - MARKET	24,600		
TOTAL MARKET VALUE	80,307		
SOH/AGL Deduction	3,244		
ASSESSED VALUE	77,063		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	77,063		
TOTAL JUST VALUE	80,307		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	70,057		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1577	1/13/2024	WD	U	I	11	100
GRANTOR: HINCAPIE MARA						
GRANTEE: HINCAPIE MARA						
1410/2670	4/24/2020	WD	Q	I	01	50,000
GRANTOR: MARTIN ULA INC						
GRANTEE: MARA HINCAPIE						

EXTRA FEATURES		4616 N US HIGHWAY 441 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 0 20 20
2	0060	CARPORT F	0 0 20 20
3	0296	SHED METAL	0 0 10 12

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 BAS= N10 W17 S10 E17\$ W17 UOP= N10 W9 S10 E9\$ S30 UOP= S6 E40 N6 W40\$ E40 N30\$.	

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	0100	C	SFR	0		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,600							