

THE N 770 FT OF SE1/4 OF SW1/4 & SW1/4 OF SE1/4 & THE N 770 FT OF W OF US-441, EX BEG INTERS OF W

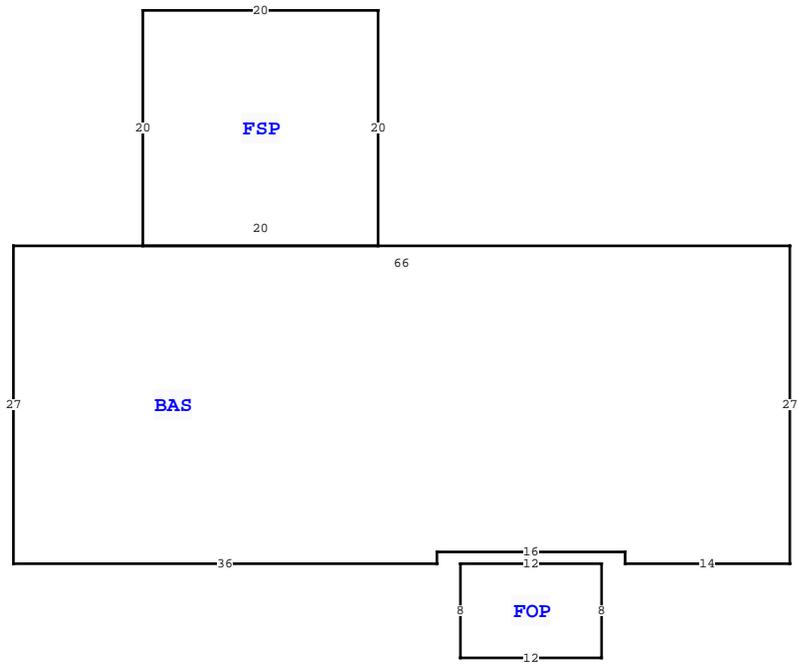
KLEINBAUM BARRY/KLEINBAUM JODIE  
9622 N US HWY 441  
LAKE CITY, FL 32055

**2026**

08-2S-17-04689-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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	03
NEIGHBORHOOD/LOC	8217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	
FOP	96	35	
FSP	400	40	
TOTALS	2,262		
		1,960	115,421

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,960	113.9000	107.07	209,857	1992	1992		0	0	45.00	55.00	
1 MANUF 1 0% - 2022 Heated Area: 1766 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			339,637
TOTAL MARKET OB/XF VALUE			35,200
TOTAL LAND VALUE - MARKET			151,410
TOTAL MARKET VALUE			407,725
SOH/AGL Deduction			53,737
ASSESSED VALUE			353,988
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			302,577
TOTAL JUST VALUE			526,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,267
XFOB:1:1: HORTON ID#HELT319GL & R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043893	Mobile Home		03/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1437/234	5/04/2021	WD Q	Q	I	01	319,900
GRANTOR: MCELHANEY WALTER R JR						
GRANTEE: KLEINBAUM BARRY						
1303/2373	10/30/2015	WD Q	Q	I	01	150,000
GRANTOR: MAURICE W FRITZ & VEE						
GRANTEE: WALTER R MCELHANEY						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2019	2019	3	65	3,900	
5	0210	GARAGE U	0	100	50	28	1,400.00	UT	0.00	100	2022	2021		100	14,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	100	2023	2022		100	800	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2023	2022		100	1,200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2023	2022		100	7,000	
TOTALS														35,200		

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	5.26	AC		1.00	1.00	1.00	3,500.00	3,500.00	18,410							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00	445.00	13,350							
3	5800	A	TIMBER 5	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	141.00	141.00	1,128							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	133,000							

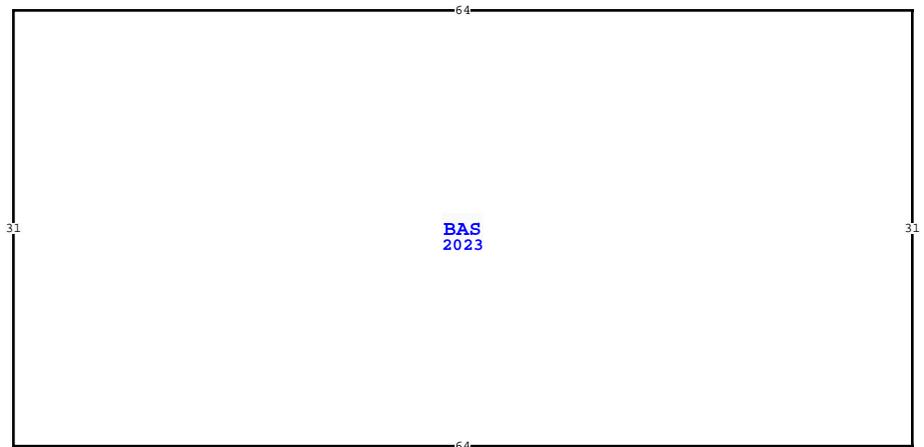
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9622 N US HWY 441  
LAKE CITY, FL 32055

**2026**

08-2S-17-04689-000  


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	50
Interior Floor	14	CARPET	50
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	03
NEIGHBORHOOD/LOC	8217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	2023
TOTALS	1,984		224,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	3	100% - 2023								
Heated Area: 1984						HX Base Yr 2022					
											
BLD DATE		LGL DATE		XF DATE		LAND DATE	04/11/2025	INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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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						
9622 N US HIGHWAY 441 , LAKE CITY																						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=24,19] E64 S31 W64 N31 \$											

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