

BEG AT INTERS OF W R/W LINE OF U
OF ANDERSON ACRES, RUN W 356.62
E 350.82 FT TO SAID W R/W US-441

BURNHAM JOHN
1211 SW FAIRFAX GLN
LAKE CITY, FL 32025

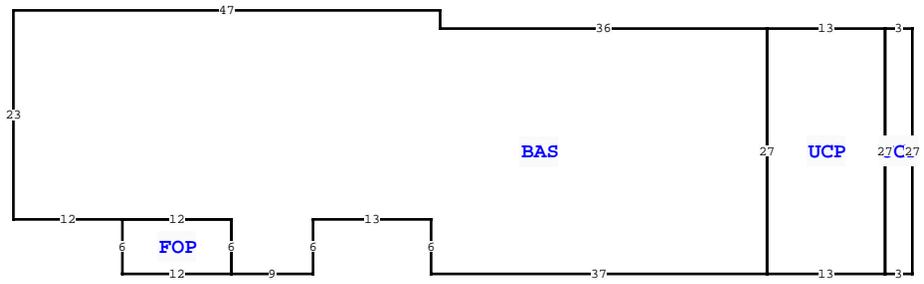
2026

08-3S-17-04881-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2026									
Heated Area: 2113						HX Base Yr 2026						



Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	8317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,113	100		2,113	110,370
FOP	72	30		22	1,149
UCP	81	20		16	836
UCP	351	20		70	3,656
TOTALS	2,617			2,221	116,010

4338 N US HIGHWAY 441 , LAKE CITY

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

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	0040	BARN, POLE	0	100	22	36	792.00	UT	2.50	60	1980	1980	3	60	1,188	
2	0294	SHED WOOD/	0	100	26	20	520.00	UT	10.00	60	2010	2010	3	60	3,120	
3	0252	LEAN-TO W/	0	100	12	12	144.00	UT	1.50	60	2010	2010	3	60	130	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	1.50	50	2010	2010	3	50	216	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION TOTAL OB/XF 6,354

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	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			116,010
TOTAL MARKET OB/XF VALUE			6,354
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			137,364
SOH/AGL Deduction			10,311
ASSESSED VALUE			127,053
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			75,642
TOTAL JUST VALUE			137,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2432	7/07/2022	QC	U	I	11	25,000
GRANTOR: BELL CAROLYN JEAN						
GRANTEE: BURNHAM JOHN						
1352/0414	1/24/2018	QC	U	I	11	100
GRANTOR: WILLIAM D BELL						
GRANTEE: WILLIAM D BELL & CA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 N2 W47 S23 E12 FOP= S6 E12 N6 W12\$ E12 S6 E9N6 E13 S6 E37 UCP= E13 UCP= E3 N27 W3 S27\$N27 W13 S27\$ N27\$.