BEG NE COR OF SW1/4 OF NW1/4, E
HWY 441, S ALONG R/W 110 FT, W 1
W LINE OF SW1/4 OF NW1/4, N 80 F

MORALES LUIS ANTONIO PEREZ/DIAS MARIBEL
4100 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

08-3S-17-04885-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

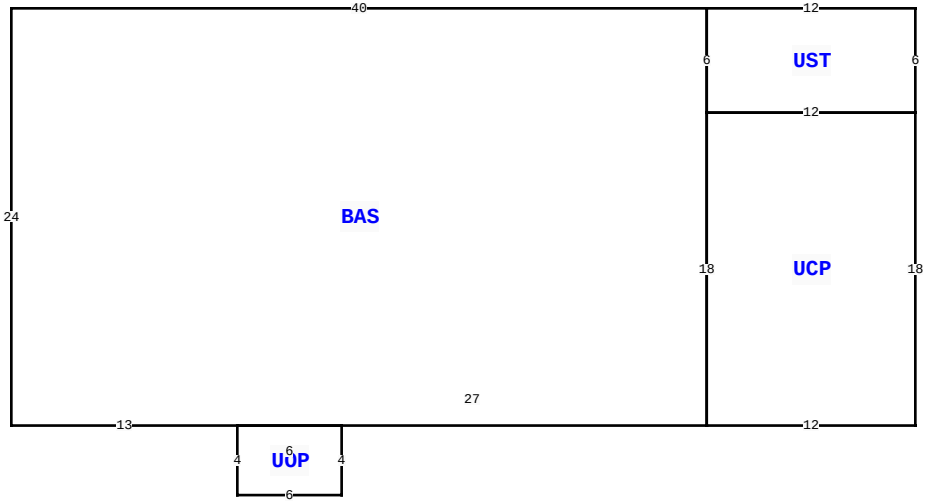
NEIGHBORHOOD/LOC 8317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	66,687
UCP	216	20		43	2,987
UOP	24	20		5	347
UST	72	45		32	2,223
TOTALS	1,272			1,040	72,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	97.1568	106.87	111,145	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 960 HX Base Yr 2022



4100 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,244
TOTAL MARKET OB/XF VALUE	9,750
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	90,994
SOH/AGL Deduction	9,502
ASSESSED VALUE	81,492
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	30,081
TOTAL JUST VALUE	90,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41270	ELECTRICAL		02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1726	6/30/2020	WD	Q	I	01	55,000
GRANTOR: DEREK SNEAS, TRUSTEE						
GRANTEE: LUIS ANTONIO PEREZ						
1414/0580	6/26/2020	QC	U	I	11	100
GRANTOR: LORI FULLER						
GRANTEE: DEREK SNEAD AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E13 UOP= S4 E6N4 W6$ E27 UCP= E12 N18 W12 S18$
N18 UST= E12 N6 W12 S6$N6$.

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	0040	BARN,POLE	0	100	30	50	1,500.00	UT	6.50	6.50	100	2025	2024		100	9,750	

LAND DESCRIPTION

TOTAL OB/XF 9,750

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	0100	C	SFR	100			0.00	0.00	0.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	9,000							

REVIEW DATE 08/22/2024 BY TW Total Acres: 0.75 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS