

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

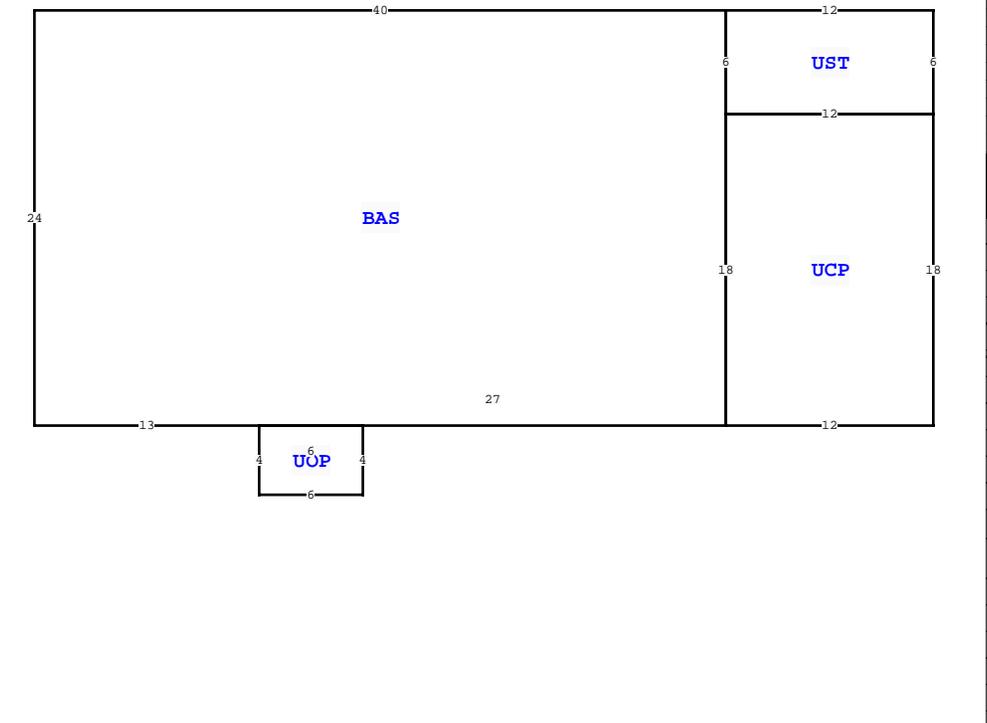
MORALES LUIS ANTONIO PEREZ/DIAS MARIBEL
4100 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

08-3S-17-04885-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 90
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

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	110.76	115,190	1984	1984	0	0	35.00	65.00	



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		03	8317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	69,115
UCP	216	20		43	3,096
UOP	24	20		5	360
UST	72	45		32	2,304
TOTALS	1,272			1,040	74,874

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	30	50		6.50	6.50	100	2025	2024		100	9,750	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,874
TOTAL MARKET OB/XF VALUE			9,750
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			93,624
SOH/AGL Deduction			14,506
ASSESSED VALUE			79,118
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			27,707
TOTAL JUST VALUE			93,624
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,437

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						
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\$.

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	100			0.00	0.00	0.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	9,000								