BEG SW COR OF SE1/4, RUN N 507 F
W LINE OF US-41, S'LY ALONG R/W
LINE OF SEC, W 601 FT TO POB.

NICHOLSON SHIRLEY A
9566 S US HWY 441
LAKE CITY, FL 32025

2027

10-5S-17-09189-001

BUILDING CHARACTERISTICS

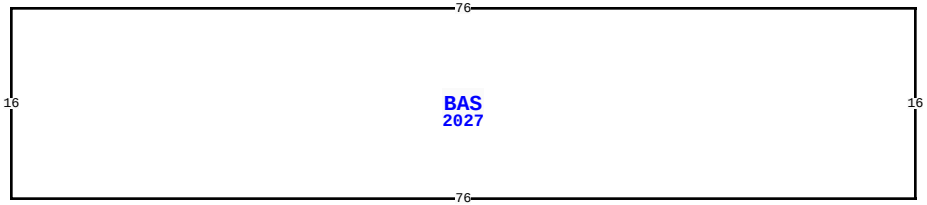
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2027	1,216	131,561
TOTALS	1,216			1,216	131,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	115.0000	110.40	134,246	2026	2026	0	0	0	2.00	98.00

2 MANUF 2 100% - 2027 Heated Area: 1216 HX Base Yr 2003



9566 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,561
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		81,120
TOTAL MARKET VALUE		223,381
SOH/AGL Deduction		48,748
ASSESSED VALUE		174,633
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		118,222
TOTAL JUST VALUE		223,381
NCON VALUE		131,561
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,405

XFOB:7:1: DRIVEWAY

XFOB:1:1: ESTATE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055113	Mobile Home		02/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/2370	9/16/2002	WD	Q	I		65,000
GRANTOR: JACQUELINE & CLIFFORD						
GRANTEE: SHIRLEY NICHOLSON						
0922/2711	3/21/2001	WD	Q	I		65,000
GRANTOR: WASLEY'S						
GRANTEE: C BRACHT ('74DW INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,13] E76 S16 W76 N16 $

.

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	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0285	SALVAGE	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2027	2026		100	1,100	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	12,000.00	12,000.00	81,120							

REVIEW DATE 04/02/2026 BY Nick Total Acres: 6.76 Total Land Value: 81,120 Market: 0 Agricultural: 0 Common: 81,120 PRINTED 11/17/2026 BY SYS