

LOT 3: COMM NW COR OF SE1/4, E 1
S 808.03 FT FOR POB, CONT S 521.
FT TO N R/W OF ENGLISH RD, SW 69

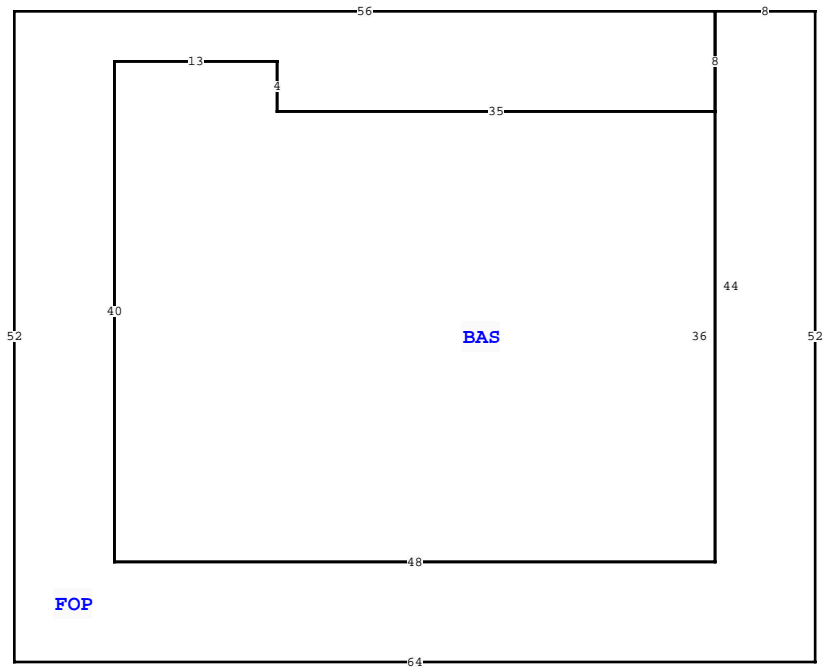
HENDERSON MICHAEL L/HENDERSON JANET J
1061 SW ENGLISH ST
LAKE CITY, FL 32025-3666

2026

16-5S-17-09270-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 100	0 100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,780	100	
FOP	1,548	30	
TOTALS	3,328		2,244 279,229

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 1780 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			279,229
TOTAL MARKET OB/XF VALUE			44,034
TOTAL LAND VALUE - MARKET			202,615
TOTAL MARKET VALUE			337,067
SOH/AGL Deduction			128,330
ASSESSED VALUE			208,737
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			157,326
TOTAL JUST VALUE			525,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,355
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041109	Swimming Pool and	48,732	01/05/2021
29696	SFR	943	09/26/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0836	1/25/2019	WD Q	Q	V	03	4,500
GRANTOR: VIOLA L OKRAGLESKI						
GRANTEE: MICHAEL L & JANET J						
1218/1254	7/25/2011	WD Q	Q	V	01	94,000
GRANTOR: MATTHEW B & LINDI M K						
GRANTEE: MICHAEL L & JANET J						

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	33	36	1,188.00	UT	2.50	2.50	100	2015	2015	3	100	2,970
2	0040	BARN, POLE	0	100	32	60	720.00	UT	2.50	2.50	100	2015	2015	3	100	1,800
3	0040	BARN, POLE	0	100	12	16	192.00	UT	2.50	2.50	100	2015	2015	3	100	480
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400
5	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300
9	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2024	2023		97	31,370
10	0166	CONC, PAVMT	0	100	0	0	838.00	UT	3.00	3.00	100	2024	2023		100	2,514

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.30	AC		1.00	1.00	1.00	280.00	280.00	6,804							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.30	AC		1.00	1.00	1.15	7,000.00	8,050.00	195,615							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
TOTALS												44,034												

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

BUILDING DIMENSIONS											
BAS= W35 N4 W13 S40 E48 N36 S FOP= N8 W56 S52 E64 N52 W8 S44 W48 N40 E13 S4 E35S.											

REVIEW DATE 12/02/2024 BY SYS																								
Total Acres: 25.30					Total Land Value: 13,804					Market: 195,615					Agricultural: 6,804					Common: 7,000				