

COMM AT NW COR OF NE1/4 OF SE1/4  
84.45 FT TO E R/W SR-47 (AKA US  
ALONG R/W 608.31 FT FOR POB, CON

BIARRIETA MAURICIO J  
8749 N US HIGHWAY 441  
LAKE CITY, FL 32055

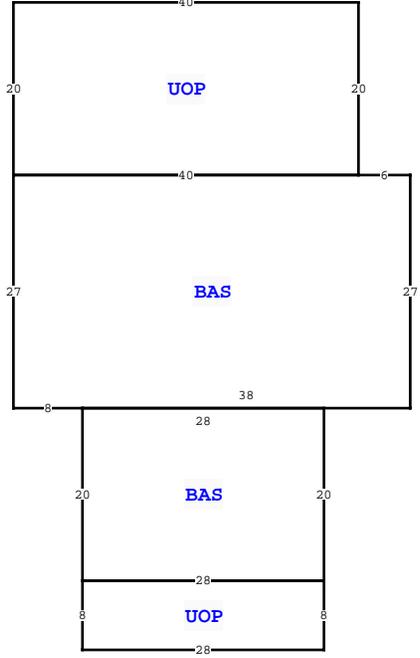
2026

17-2S-17-04719-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	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	03
NEIGHBORHOOD/LOC	17217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	560	100	
BAS	1,242	100	
UOP	224	25	
UOP	800	25	
TOTALS	2,826		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2024								
					Heated Area: 1802			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		125,448	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		159,248	
SOH/AGL Deduction		12,652	
ASSESSED VALUE		146,596	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		95,185	
TOTAL JUST VALUE		159,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2345	5/01/2023	WD	U	I	11	100
GRANTOR: JOHNSON KIMBERLY BROO						
GRANTEE: BIARRIETA MAURICIO						
1489/1075	5/01/2023	WD	U	I	37	60,600
GRANTOR: JOHNSON KIMBERLY BROO						
GRANTEE: BIARRIETA MAURICIO						

EXTRA FEATURES		8749 N US HIGHWAY 441 , LAKE CITY															
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W6 UOP= N20 W40 S20 E40\$ W40 S27 E8 BAS= S20 UOP= S8 E28 N8 W28\$ E28 N20 W28\$ E38 N27\$.

LAND DESCRIPTION		TOTAL OB/XF 7,800																						
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	26,000							