

COMM NW COR OF NE1/4 OF NE1/4, R
TO W R/W OF SR-47 FOR POB, RUN S
466.7 FT, W 466.7 FT, N 466.7 FT

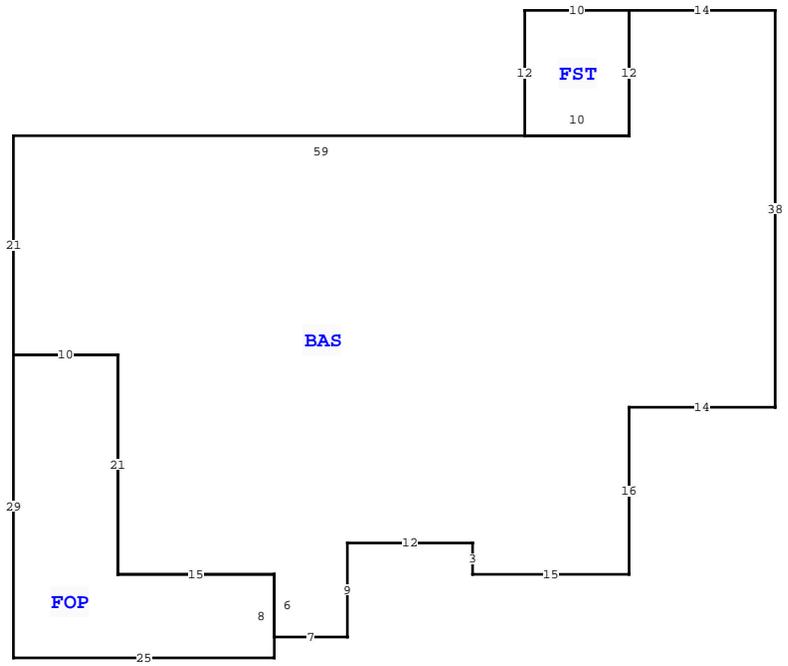
9036 N US HWY 441 REVOCABLE TRUST DATED NOVEMBER 8
9036 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-2S-17-04724-000


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 80		
08	SHT VINYL 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 4 100		
	Bathrooms 1 100		
	Frame NONE 100		
1.1	1.100		
05	CONV 100		
	Units 0 100		
03	03 100		
01	01 100		
05	05		
0100	SINGLE FAMILY		
	MAP NUM	MKT AREA	03
	NEIGHBORHOOD/LOC	17217.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,806	100	2,806 200,684
FOP	410	30	123 8,797
FST	120	55	66 4,720
TOTALS	3,336		2,995 214,201

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%	2022		Heated Area: 2806					HX Base Yr 2022			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,201
TOTAL MARKET OB/XF VALUE			960
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			250,161
SOH/AGL Deduction			39,827
ASSESSED VALUE			210,334
TOTAL EXEMPTION VALUE	HX HB DX SX		106,411
BASE TAXABLE VALUE			103,923
TOTAL JUST VALUE			250,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054063	Electrical Servic		09/17/2025
31714	MAINT/ALTR	95	01/28/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1205	8/05/2021	WD	Q	I	01	255,000

GRANTOR: RHYNE JO ANN
GRANTEE: 9036 N US HWY 441 R

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= S21 FOP= S29 E25 N8 W15N21 W10\$ E10 S21 E15 S6 E7 N9 E12 S3 E15 N16 E14 N38 W14 FST= W10 S12 E10 N12\$ S12 W59\$.	

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	0190	FPLC PF	0	100	0	4.00	UT	1,200.00	1,200.00	85	0	0	3	20	960	

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							