BEG SW COR OF SE1/4 OF SW1/4, RU
107 FT, W 660 FT, S 107 FT TO PO
.28 AC DESC IN FJ 1459-894

WALDRON PENNIE A/WALDRON ARLIE A JR
2341 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

17-3S-17-05043-000

BUILDING CHARACTERISTICS

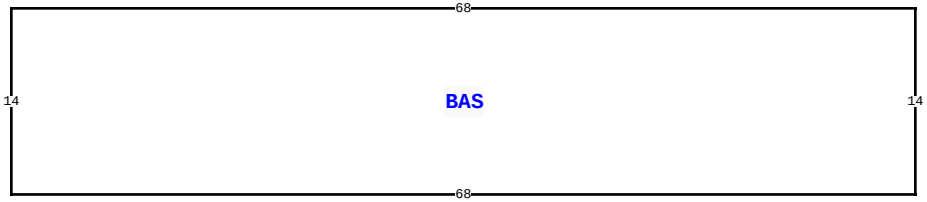
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	18,343
TOTALS	952			952	18,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	80.2845	48.17	45,858	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 952 HX Base Yr



2341 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,343
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	9,150
TOTAL MARKET VALUE	35,993
SOH/AGL Deduction	0
ASSESSED VALUE	35,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,993
TOTAL JUST VALUE	35,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051575	Electrical Servic	0	11/20/2024
000048751	Electrical Servic	0	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/137	6/29/2021	QC	U	I	11	0

GRANTOR: GREEN MARYLAND CHRIST

GRANTEE: WALDRON PENNIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E68 N14$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0102	C	SFR/MH	0		00	0.00	0.00	1.22	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,150							

REVIEW DATE 02/11/2025 BY TW Total Acres: 1.22 Total Land Value: 9,150 Market: 0 Agricultural: 0 Common: 9,150 PRINTED 11/17/2026 BY SYS