COMM SW COR OF N1/2 OF N1/2 OF S
FT FOR POB, CONT N 1219.25 FT, E
197.84 FT, E 66.06 FT, SE 987.82

KING CARL
128 SW BEAVER ST
FORT WHITE, FL 32038

2026

17-4S-17-08425-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3426 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	99,512
TOTAL MARKET VALUE	100,762
SOH/AGL Deduction	0
ASSESSED VALUE	100,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,762
TOTAL JUST VALUE	100,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043839	Electrical Servic	0	03/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1604	12/31/2020	WD	Q	I	01	175,000
GRANTOR: EVACHEK'S TREE SOURCE						
GRANTEE: KING CARL						
1360/0930	5/17/2018	WD	Q	V	01	110,000
GRANTOR: BETT M ANDRES & BREND						
GRANTEE: EVACHEK'S TREE SOUR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	1,500.00	1,500.00	50	2017	2017	3	50	750	
2	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	9900	C	AC NON-AG	0		00	0.00	0.00	36.31	AC		1.00	1.00	0.20	1,000.00	200.00	7,262							
2	9900	C	AC NON-AG	0		00	0.00	0.00	3.69	AC		1.00	1.00	1.00	25,000.00	25,000.00	92,250							

REVIEW DATE 03/08/2022 BY JB Total Acres: 40.00 Total Land Value: 99,512 Market: 0 Agricultural: 0 Common: 99,512 PRINTED 06/22/2026 BY SYS