ALL OF N1/2 OF NE1/4 OF NW1/4 LY US-441, EX COMM INTERS OF E R/W & N LINE, S 139.79 FT FOR POB, C

LOFTUS ROBERT/LOFTUS MANDY
2325 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

20-3S-17-05174-002

BUILDING CHARACTERISTICS

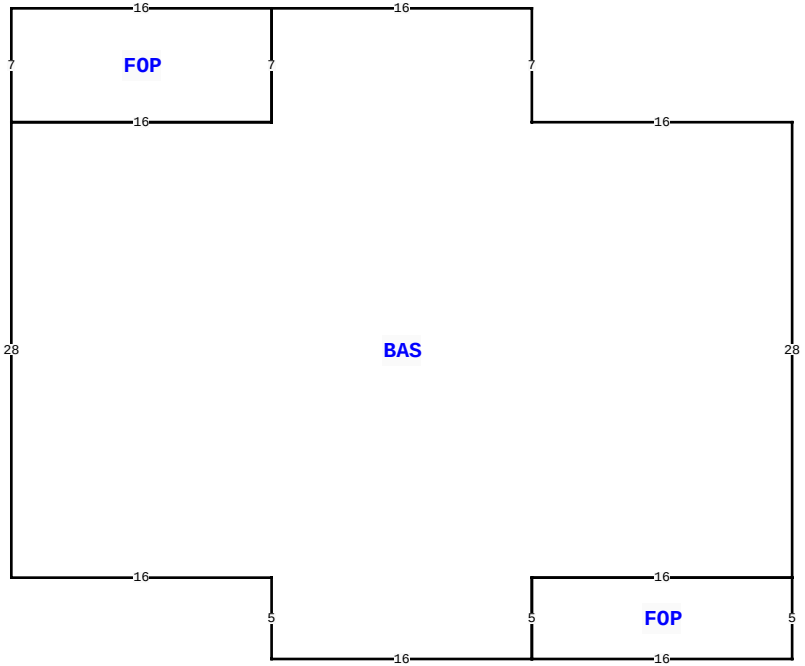
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	152,942
FOP	80	30		24	2,390
FOP	112	30		34	3,385
TOTALS	1,728			1,594	158,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	1,594	129.9375	126.04	200,908	2008	2015	0	0	0	21.00	79.00

1 MODULAR 2 100% - 2024 Heated Area: 1536 HX Base Yr 2024



2325 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0031	BARN,MT AE	0	100	30	60	1,800.00	UT	10.00	10.00	100	2008	2008	3	100	18,000	
2	0070	CARPORT UF	0	100	0	0	700.00	UT	2.50	2.50	100	2008	2008	3	100	1,750	
3	0166	CONC,PAVMT	0	100	0	0	1,320.00	UT	2.00	2.00	100	2017	2017	3	100	2,640	
4	0252	LEAN-TO W/	0	100	0	0	720.00	UT	3.50	3.50	100	2017	2017	3	100	2,520	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,717
TOTAL MARKET OB/XF VALUE		33,410
TOTAL LAND VALUE - MARKET		83,580
TOTAL MARKET VALUE		275,707
SOH/AGL Deduction		21,787
ASSESSED VALUE		253,920
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,509
TOTAL JUST VALUE		275,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26562	SFR	275	12/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/693	4/28/2022	WD	Q	I	01	300,000
GRANTOR: TARDIF RITA						
GRANTEE: LOFTUS ROBERT						
1459/894	2/09/2022	FJ	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TARDIF RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N7 W16 FOP= W16 S7 E16 N7$ S7 W16 S28 E16 S5 E16
FOP= E16 N5 W16 S5$ N5 E16 N28$.

LAND DESCRIPTION

TOTAL OB/XF 33,410

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	0201	C	MOD HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	9900	C	AC NON-AG	100					13.43	AC		1.00	1.00	1.00	6,000.00	6,000.00	80,580							

REVIEW DATE 08/10/2022 BY ME Total Acres: 14.43 Total Land Value: 83,580 Market: 0 Agricultural: 0 Common: 83,580 PRINTED 11/17/2026 BY SYS