COMM AT INTERS OF S LINE OF SW1/ R/W LINE OF SR-82 (AKA US HWY 44 EXTENDS), RUN N ALONG R/W 50 FT

DE JESUS WILFREDO IVAN VELEZ
1834 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

20-3S-17-05237-000

BUILDING CHARACTERISTICS

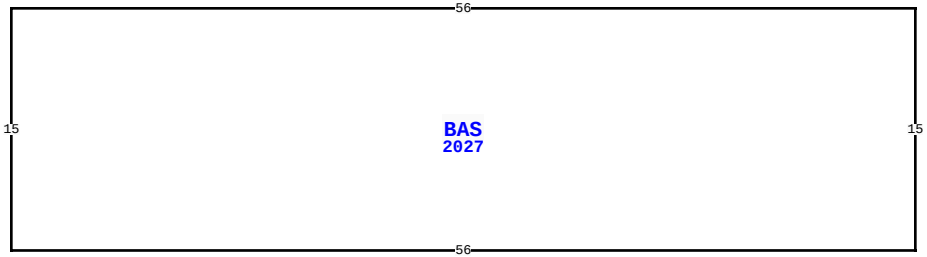
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2027	840	86,123
TOTALS	840			840	86,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	112.5000	104.62	87,881	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 840 HX Base Yr



1834 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	86,123
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	96,423
SOH/AGL Deduction	0
ASSESSED VALUE	96,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,423
TOTAL JUST VALUE	96,423
NCON VALUE	86,123
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054943	Mobile Home		02/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/177	10/28/2026	WD	Q	I	01	155,000
GRANTOR: CR PROPERTY INVESTMEN						
GRANTEE: DE JESUS WILFREDO I						
1527/1220	11/06/2024	QC	U	I	11	100
GRANTOR: DURDEN CHRISTOPHER						
GRANTEE: CR PROPERTY INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,13] E56 S15 W56 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0200	C	MBL HM	0			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000							

REVIEW DATE 02/20/2026 BY justin Total Acres: 0.46 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/17/2026 BY SYS