LOT 2 & N 50 FT OF LOT 3 & S 50
N 100 FT OF LOTS 5 & 6 PINE NEED
ESTATES S/D.

COLLINS JOHNNIE LEE JR
2071 N US HWY 441
LAKE CITY, FL 32055

2027

20-3S-17-05245-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

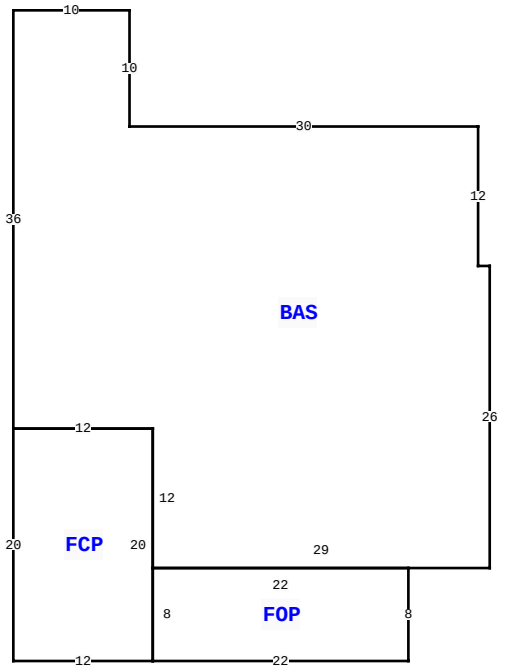
NEIGHBORHOOD/LOC 20317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100		1,502	47,944
FCP	240	25		60	1,915
FOP	176	30		53	1,692
TOTALS	1,918			1,615	51,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,615	58.0338	63.84	103,102	1940	1940	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2022 Heated Area: 1502 HX Base Yr 2022



2071 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,551
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	67,001
SOH/AGL Deduction	4,242
ASSESSED VALUE	62,759
TOTAL EXEMPTION VALUE	HX HB DX 42,759
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	67,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052094	Remodel	10,000	01/16/2025
000052044	Roof Replacement	15,000	01/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/0765	2/19/2004	WD	Q	I		35,000
GRANTOR: FLORENCE ORTIS						
GRANTEE: JOHNNIE LEE COLLINS						
1008/0763	12/20/1999	WD	Q	I	01	100
GRANTOR: M HORNSBY TRUST						
GRANTEE: FLORENCE ORTIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N10 W10 S36 FCP= S20 E12 N20 W12$ E12 S12 FOP= S8 E22 N8 W22$ E29 N26 W1 N12$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0100	C	SFR	100			0.00	0.00	30,000.00	SF		1.00	1.00	1.00	0.50	0.50	15,000							

REVIEW DATE 04/14/2026 BY robin Total Acres: 0.69 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS