LOT 14 PINE NEEDLES ESTATES S/D.
406-406, DC 1436-1308, LE 1436-1

NELSON ARMINDA D/ISRAELS AGGIE HALE
2009 N US 441
LAKE CITY, FL 32055

2026

20-3S-17-05257-000

BUILDING CHARACTERISTICS

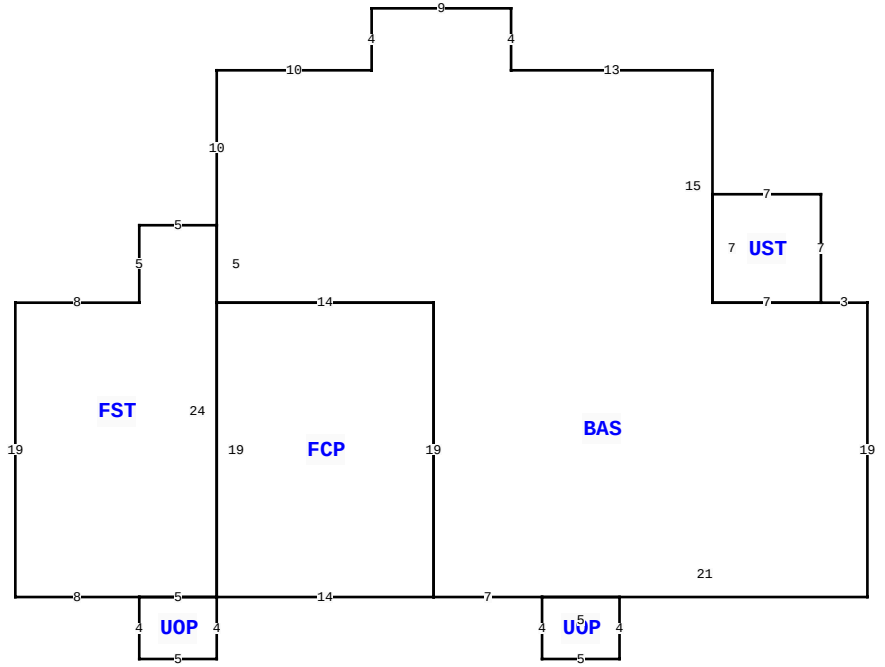
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,048	100		1,048	78,583
FCP	266	25		66	4,949
FST	272	55		150	11,248
UOP	20	20		4	300
UOP	20	20		4	300
UST	49	45		22	1,650
TOTALS	1,675			1,294	97,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,294	103.0000	115.36	149,276	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1048 HX Base Yr



2009 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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,029
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	107,679
SOH/AGL Deduction	0
ASSESSED VALUE	107,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,679
TOTAL JUST VALUE	107,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1309	4/28/2021	WD	U	I	14	100

GRANTOR: RODRIGUEZ ARMINDA

GRANTEE: RODRIGUEZ ARMINDA (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S4 W10 S10 FST= W5 S5 W8 S19 E8 UOP= S4 E5 N4 W5$ E5 N24$ S5 FCP= S19 E14 N19 W14$ E14 S19 E7 UOP= S4 E5 N4 W5$ E21 N19 W3 UST= N7 W7 S7 E7$ W7 N15 W13 N4$.

LAND DESCRIPTION

TOTAL OB/XF 650

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	0			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.46 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 06/22/2026 BY SYS