LOTS 12 THRU 21 BLOCK B, S C ALB
OF SPRINGFIELD S/D.

GEIGER LINDA ANN COLE
2178 N US HWY 441
LAKE CITY, FL 32055

2026

20-3S-17-05407-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

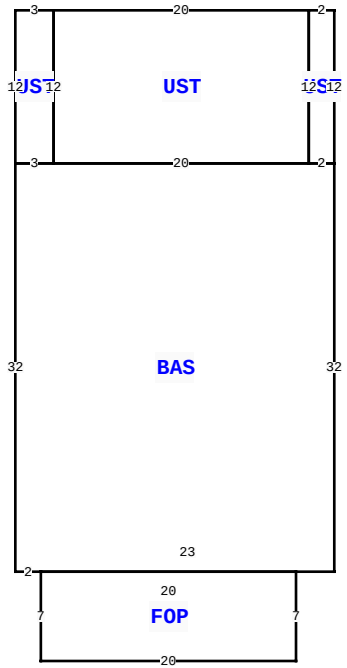
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	40,368
FOP	140	30		42	2,119
UST	24	45		11	555
UST	36	45		16	807
UST	240	45		108	5,450
TOTALS	1,240			977	49,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	68.0940	77.63	75,845	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 800 HX Base Yr 2017



2166 N US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		49,299
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		16,330
TOTAL MARKET VALUE		67,429
SOH/AGL Deduction		19,219
ASSESSED VALUE		48,210
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		18,210
TOTAL JUST VALUE		67,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0182	3/31/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHNN						
GRANTEE: LINDA ANN COLE GEIG						
1191/2104	3/30/2010	WD	U	I	11	100
GRANTOR: BOBBY GLENN COLE ETAL						
GRANTEE: JOHNNIE COLE (AKA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UST= N12 W20 S12 E20$ W20 UST= N12 W3 S12 E3 $ W3 S32 E2 FOP= S7 E20 N7 W20$ E23 N32$ UST= N12 W2 S12 E2$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	21,773.00	SF		1.00	1.00	1.00	0.75	0.75	16,330							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.50 Total Land Value: 16,330 Market: 0 Agricultural: 0 Common: 16,330 PRINTED 05/08/2026 BY SYS