LOTS 1 THRU 4 & 30 THRU 33 BLOCK
S/D REPLAT.

PAULSEN AMBER
2206 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-3S-17-05408-000

BUILDING CHARACTERISTICS

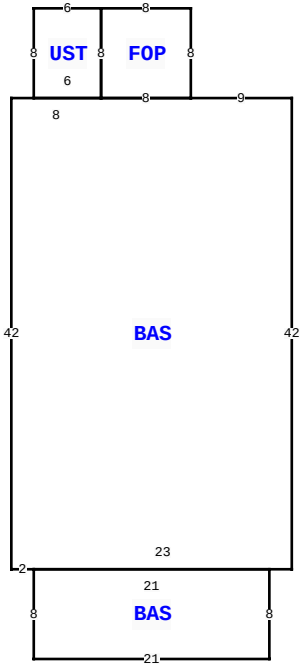
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	168	100		168	14,114
BAS	1,050	100		1,050	88,213
FOP	64	30		19	1,596
UST	48	45		22	1,849
TOTALS	1,330			1,259	105,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,259	115.4000	129.25	162,726	1945	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1218 HX Base Yr 2026



2206 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		105,772
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		13,064
TOTAL MARKET VALUE		119,336
SOH/AGL Deduction		0
ASSESSED VALUE		119,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,925
TOTAL JUST VALUE		119,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1940	9/02/2025	WD	Q	I	01	174,900
GRANTOR: HARVEY CARIDAD E HARV						
GRANTEE: PAULSEN AMBER						
1471/885	7/18/2022	WD	Q	I	01	129,900
GRANTOR: T JERNIGAN LLC						
GRANTEE: HARVEY CARIDAD E HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 W8 W8 S42 E2 E23 N42 $
BAS=[ORIG=-23,42] S8 E21 N8 W21 $
FOP=[ORIG=-9,0] N8 W8 S8 E8 $
UST=[ORIG=-17,0] N8 W6 S8 E6 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	17,418.00	SF		1.00	1.00	1.00	0.75	0.75	13,064							

REVIEW DATE 11/19/2025 BY TP Total Acres: 0.40 Total Land Value: 13,064 Market: 0 Agricultural: 0 Common: 13,064 PRINTED 06/23/2026 BY SYS