SW1/4 OF NW1/4 AS LIES W OF US-4
POA ORB 902-1405, DC 902-1411, W

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2027

21-4S-17-08635-000

BUILDING CHARACTERISTICS

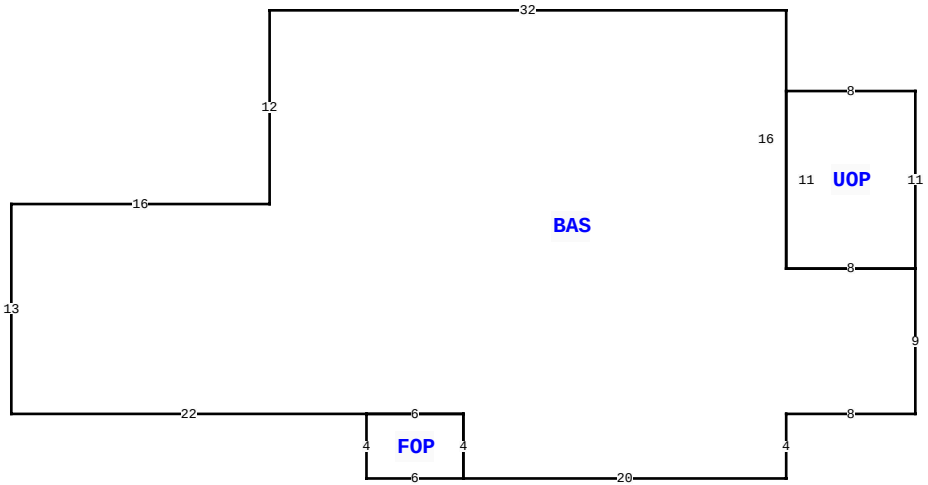
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100		1,160	81,214
FOP	24	30		7	490
UOP	88	20		18	1,260
TOTALS	1,272			1,185	82,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	97.9200	107.71	127,636	1949	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1160 HX Base Yr



4656 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0210	GARAGE U	0	0	20	24	480.00	UT	6.00	6.00	100	0	0	3	100	2,880	
2	0296	SHED METAL	0	0	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0294	SHED WOOD/	0	0	8	20	160.00	UT	3.30	3.30	100	0	0	3	100	528	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,963
TOTAL MARKET OB/XF VALUE	3,808
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	132,171
SOH/AGL Deduction	0
ASSESSED VALUE	132,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,171
TOTAL JUST VALUE	185,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,281

LAND:2:1: HAY

SALE:1:2: REGARDING ORB 902-1403.

SALE:1:1: SEE ORB 902-2265 FOR DOC STAMP CORRECTIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0907	9/06/2006	WD	Q	I	01	40,000
GRANTOR: JOHN D WILLIS						
GRANTEE: W 6 ENTERPRISES LLC						
0902/1403	5/17/2000	WD	Q	I		99,900
GRANTOR: EDNA M JOHNSON BY POA						
GRANTEE: JOHN D WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S12 W16 S13 E22 FOP= S4 E6 N4 W6$ E6 S4 E20 N4 E8 N9
UOP= N11 W8 S11 E8 $ W8 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,808

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 06/20/2017 BY RP Total Acres: 9.00 Total Land Value: 45,400 Market: 55,000 Agricultural: 1,400 Common: 44,000 PRINTED 11/17/2026 BY SYS