COMM SW COR OF NW1/4 OF SW1/4, R
NE 525 FT TO W R/W US-41, SE ALO
FOR POB, CONT SE ALONG R/W 110 F

BADER MICHAEL JAMES
8756 NW US HIGHWAY 41
LAKE CITY, FL 32055

2026

22-2S-16-01700-000

BUILDING CHARACTERISTICS

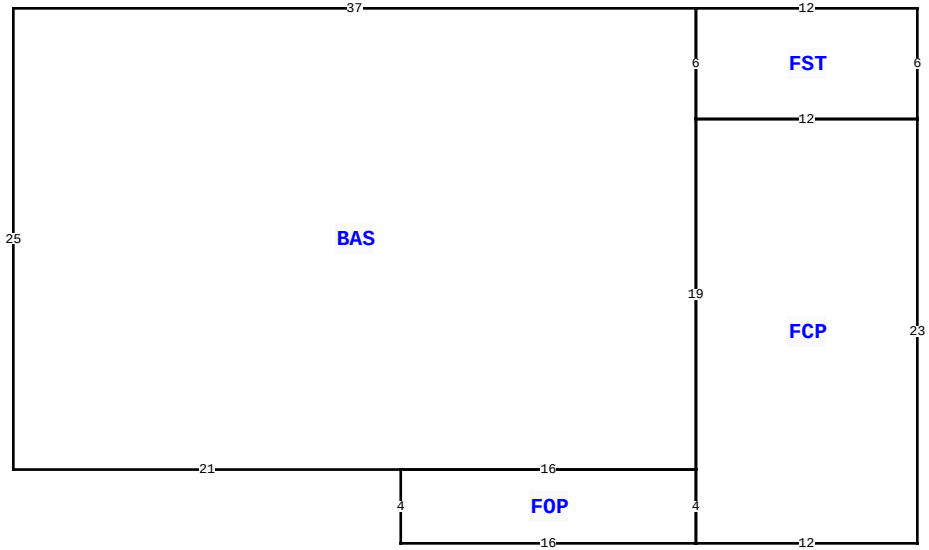
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	82,818
FCP	276	25		69	6,178
FOP	64	30		19	1,701
FST	72	55		40	3,581
TOTALS	1,337			1,053	94,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	116.2800	130.23	137,132	1962	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2024 Heated Area: 925 HX Base Yr 2024



8756 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,278
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,920
TOTAL MARKET VALUE		105,198
SOH/AGL Deduction		68,790
ASSESSED VALUE		36,408
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,408
TOTAL JUST VALUE		105,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,637

LAND:1:1: 0.70 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044317	Electrical Servic	0	04/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/205	5/19/2023	WD	Q	I	01	155,000
GRANTOR: CARRILLO IRMA						
GRANTEE: BADER MICHAEL JAMES						
1462/1359	3/21/2022	WD	Q	I	01	90,000
GRANTOR: HURST THOMAS WAYNE						
GRANTEE: CARRILLO IRMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S25 E21 FOP= S4 E16N4 W16$ E16 FCP= S4 E12 N23 W12 S19$ N19 FST= E12 N6 W12S6$ N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	110.00	277.00	0.70	AC		1.00	1.00	1.30	12,000.00	15,600.00	10,920							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.70 Total Land Value: 10,920 Market: 0 Agricultural: 0 Common: 10,920 PRINTED 06/23/2026 BY SYS