

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

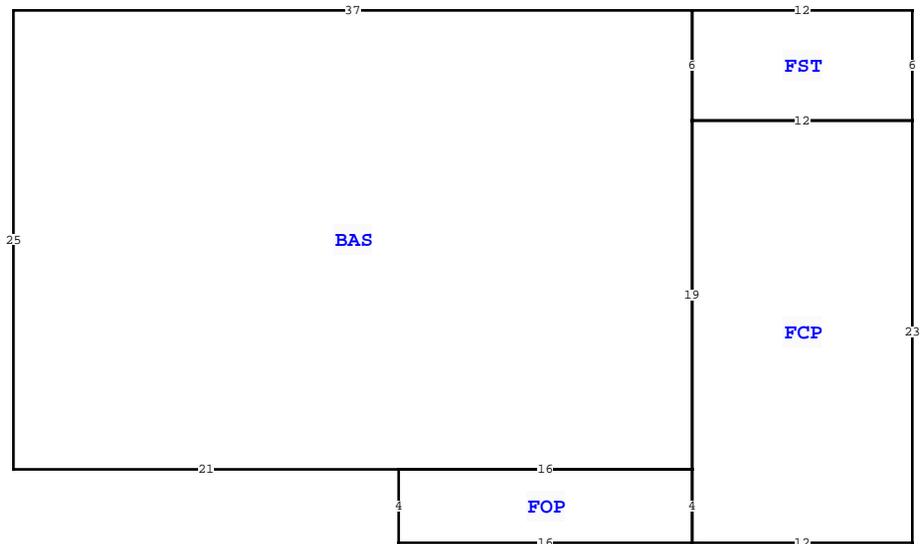
2026

22-2S-16-01700-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	925	100	
FOP	276	25	
FOP	64	30	
FST	72	55	
TOTALS	1,337		1,053

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024		132.56	139,586	1962	2000	0	0	31.25	68.75
Heated Area: 925 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				95,965		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				10,920		
TOTAL MARKET VALUE				106,885		
SOH/AGL Deduction				70,477		
ASSESSED VALUE				36,408		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				11,408		
TOTAL JUST VALUE				106,885		
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						
BLD DATE						MLU
XF DATE						05/07/2026
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
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																
L N	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
8756 NW US HIGHWAY 41 , LAKE CITY																
TOTALS 1,337 1,053 95,965																

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							