LOTS 1 & 2 OAK GROVE S/D & LOTS
MASON CITY & ALL BLOCKS 5 & 6, M
ALSO N1/2 OF THAT PART OF OAK ST

CATO RONALD/CATO NICOLE CAROL
10966 S US HWY 441
LAKE CITY, FL 32025

2027

22-5S-17-09320-101

BUILDING CHARACTERISTICS

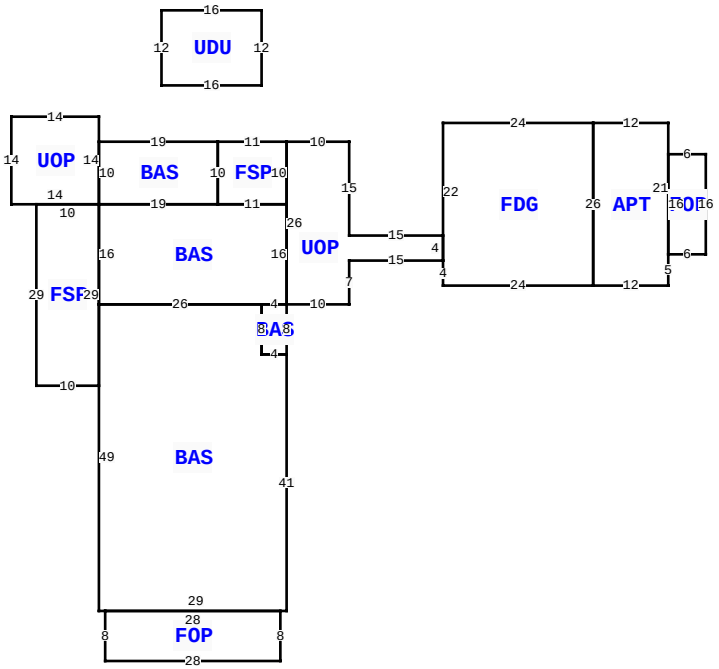
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		22517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	312	100		312	30,704
BAS	32	100		32	3,149
BAS	190	100		190	18,698
BAS	480	100		480	47,236
BAS	1,438	100		1,438	141,513
FDG	624	60		374	36,805
FOP	96	30		29	2,854
FOP	224	30		67	6,594
FSP	110	40		44	4,330
FSP	290	40		116	11,416
TOTALS	4,504			3,291	323,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,291	124.2570	136.68	449,814	1950	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2023 Heated Area: 2452 HX Base Yr 2023



** This building has 13 Sub-Areas

10966 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	22	36	792.00	UT	1.50	1.50	100	2000	2000	3	100	1,188	
2	0260	PAVEMENT-A	0	100	0	0	4,808.00	UT	1.00	1.00	100	2000	2000	3	100	4,808	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
4	0060	CARPORT F	0	100	16	30	480.00	UT	5.00	5.00	100	2004	2004	3	100	2,400	
5	0280	POOL R/CON	0	100	23	9	207.00	UT	70.00	70.00	100	2006	2006	3	51	7,390	
6	0130	CLFENCE 5	0	100	0	0	88.00	UT	7.00	7.00	100	2006	2006	3	100	616	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		323,866
TOTAL MARKET OB/XF VALUE		21,102
TOTAL LAND VALUE - MARKET		88,790
TOTAL MARKET VALUE		433,758
SOH/AGL Deduction		0
ASSESSED VALUE		433,758
TOTAL EXEMPTION VALUE	HX HB 13	433,758
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		433,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048800	Roof Replacement	31,000	12/06/2023
23770	POOL	110	10/25/2005
21750	REMODEL	75	04/16/2004
17088	ADDN SFR	100	06/15/2000
14438	GARAGE	110	08/25/1998
6906	RELOCATE	50	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2283	12/18/2021	WD	Q	I	01	450,000
GRANTOR: CLEMONS STEPHEN C						
GRANTEE: CATO RONALD						
1282/1107	10/02/2014	QC	U	I	11	100
GRANTOR: LINDA SUE STILL						
GRANTEE: DAVID A STILL (COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S49 E1 E29 N41 W4 N8 $
FDG=[ORIG=29,-7] S4 E24 N26 W24 S22 $
BAS=[ORIG=0,0] E4 N16 W11 W19 S16 E26 $
UOP=[ORIG=4,0] E10 N7 E15 N4 W15 N15 W10 S26 $
APT=[ORIG=53,-3] E12 N5 N21 W12 S26 $
FSP=[ORIG=-26,-16] W10 S29 E10 N29 $
FOP=[ORIG=-25,49] S8 E28 N8 W28 $
UOP=[ORIG=-26,-16] N14 W14 S14 E14 $
UDU=[ORIG=0,-35] N12 W16 S12 E16 $
BAS=[ORIG=-7,-16] N10 W19 S10 E19 $
FSP=[ORIG=4,-16] N10 W11 S10 E11 $
FOP=[ORIG=65,-8] E6 N16 W6 S16 $

LAND DESCRIPTION

TOTAL OB/XF 21,102

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	0.00	0.00	6.83	AC		1.00	1.00	1.00	13,000.00	13,000.00	88,790							

REVIEW DATE 02/06/2024 BY JS Total Acres: 6.83 Total Land Value: 88,790 Market: 0 Agricultural: 0 Common: 88,790 PRINTED 11/17/2026 BY SYS