COMM INTERS N LINE OF SEC & W R/
RUN S 350.27 FT FOR POB, W 276.4
FT, E 349.86 FT TO W R/W OF US H

SIMAJCHEL GREGORY STEPHEN
10838 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

22-5S-17-09321-002

BUILDING CHARACTERISTICS

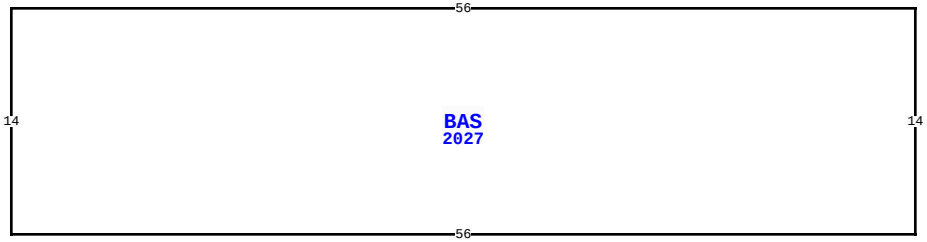
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2027	784	82,610
TOTALS	784			784	82,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	112.0000	107.52	84,296	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 784 HX Base Yr



10838 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	0031	BARN,MT AE	0	0	55	40	2,200.00	UT	10.00	10.00	100	2000	2000	3	100	22,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,610
TOTAL MARKET OB/XF VALUE	26,000
TOTAL LAND VALUE - MARKET	78,600
TOTAL MARKET VALUE	187,210
SOH/AGL Deduction	0
ASSESSED VALUE	187,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,210
TOTAL JUST VALUE	187,210
NCON VALUE	82,610
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054772	Mobile Home		01/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2776	10/29/2025	WD	Q	I	01	140,000
GRANTOR: COOLE KAREN DIANE						
GRANTEE: SIMAJCHEL GREGORY S						
1496/1675	10/10/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SKINN						
GRANTEE: COOLE KAREN DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=12,15] E56 S14 W56 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,000

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	0200	C	MBL HM	0					6.55	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,600							

REVIEW DATE 03/30/2026 BY justin Total Acres: 6.55 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 11/17/2026 BY SYS