

LOTS 5,6,7,8,25,26,27 & 28 BLK
3 MASON CITY. 1013-2855, DC
1361-1641,

FOREHAND JANET E
10945 S US HIGHWAY 441
LAKE CITY, FL 32025

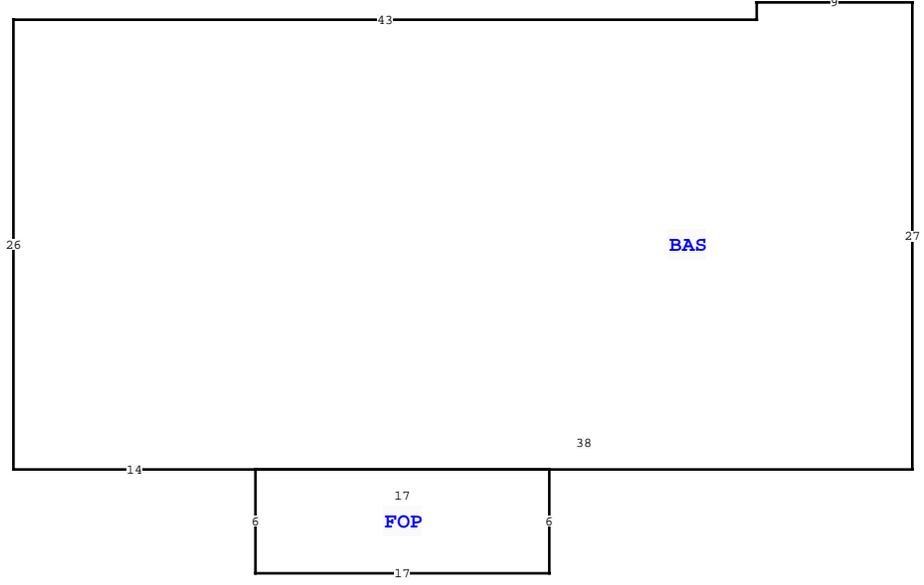
2026

22-5S-17-09328-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,361	100	
FOP	102	30	
TOTALS	1,463		

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%	- 2005								
Heated Area: 1361						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		144,780	
TOTAL MARKET OB/XF VALUE		4,540	
TOTAL LAND VALUE - MARKET		30,375	
TOTAL MARKET VALUE		179,695	
SOH/AGL Deduction		52,329	
ASSESSED VALUE		127,366	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		70,955	
TOTAL JUST VALUE		179,695	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051434	Roof Replacement	35,000	11/07/2024
20976	M H	125	08/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2855	4/22/2004	WD	Q	I		117,500
GRANTOR: JACK KAEMMER						
GRANTEE: GRACE DAVIE & JANET						
1013/2853	4/13/2004	WD	Q	V	01	3,000
GRANTOR: VERNAL HUFFINES						
GRANTEE: JACK KAEMMER						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	5.00
2	0296	SHED METAL	0.00
3	0070	CARPORT UF	0.00
4	0081	DECKING WI	0.00
5	0261	PRCH, UOP	0.00
6	0060	CARPORT F	0.00
7	0081	DECKING WI	0.00
TOTALS		1,463	1,392

TOTAL OB/XF												4,540				
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
1	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	100	2003	2003	3	100	1,440	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	1,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	700	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 S1 W43 S26 E14 FOP= S6 E17 N6 W17S E38 N27 \$.	

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		A-1	0.00	0.00	1.35	AC		1.00	1.00	1.25	18,000.00	22,500.00	30,375							