LOTS 9,10,11,12,13,20,21,22,23 &
BLOCK 3 MASON CITY.

STEWARD FRANK W/STEWARD ANNE R
10985 S US HWY 441
LAKE CITY, FL 32025

2027

22-5S-17-09328-013

BUILDING CHARACTERISTICS

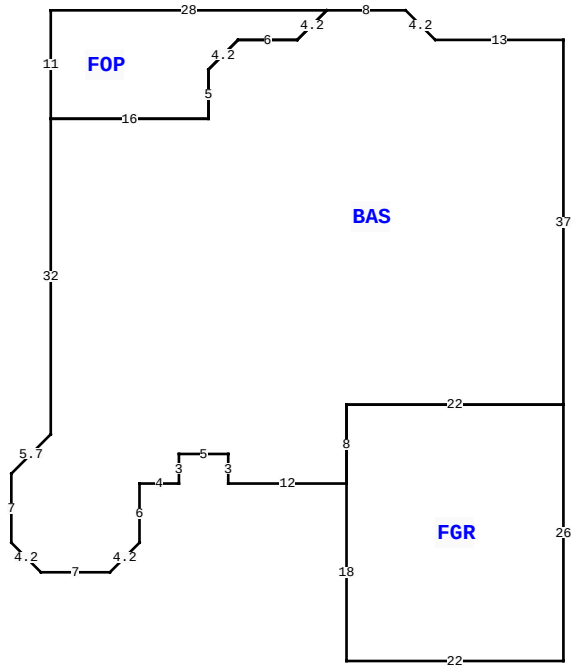
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	233,862
FGR	572	55		315	33,948
FOP	212	30		64	6,897
TOTALS	2,954			2,549	274,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	120.9516	133.05	339,144	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2170 HX Base Yr 2007



10985 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	274,707
TOTAL MARKET OB/XF VALUE	31,693
TOTAL LAND VALUE - MARKET	22,712
TOTAL MARKET VALUE	329,112
SOH/AGL Deduction	94,799
ASSESSED VALUE	234,313
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	182,902
TOTAL JUST VALUE	329,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048415	Electrical Servic	0	10/13/2023
24485	ADDN SFR	45	05/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1631	6/30/2024	LE	U	I	14	100
GRANTOR: STEWARD ANNE R						
GRANTEE: STEWARD ANNE R (ENH						
1090/0171	7/13/2006	WD	Q	V		265,000
GRANTOR: EDIX INVESTMENTS INC						
GRANTEE: FRANK W & ANNE R ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L3 U3 W8 FOP= W28 S11 E16 N5 R3 U3 E6 R3 U3 $
D3 L3 W6 D3 L3 S5 W16 S32 D4 L4 S7 R3 D3 E7 U3 R3 N6
E4 N3 E5 S3 E12 FGR= S18 E22 N26 W22 S8$ N8 E22 N37$.

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	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
2	0282	POOL ENCL	0	100	27	37	999.00	UT	15.00	15.00	40	2006	2006	3	40	5,994	
3	0166	CONC,PAVMT	0	100	0	0	1,922.00	UT	2.50	2.50	100	2006	2006	3	100	4,805	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 31,693

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			0.00	0.00	1.67	AC		1.00	1.00	0.85	16,000.00	13,600.00	22,712							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.67 Total Land Value: 22,712 Market: 0 Agricultural: 0 Common: 22,712 PRINTED 11/17/2026 BY SYS