A PART OF LOTS 5-9 & A PART OF L
BLOCK 2, MASON CITY S/D MORE PAR
COMM N LINE OF SEC & E R/W US-41

CASTRO JOSUE R
10843 S US HIGHWAY 441
LAKE CITY, FL 32055

2027

22-5S-17-09330-002

BUILDING CHARACTERISTICS

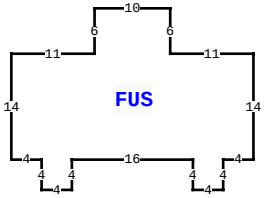
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 02
NEIGHBORHOOD/LOC	22517.00	1.00/

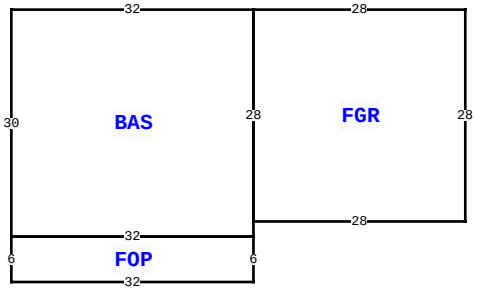
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	100,943
FGR	784	55		431	45,319
FOP	192	30		58	6,099
FUS	540	100		540	56,780
TOTALS	2,476			1,989	209,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	120.9978	133.10	264,736	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2018 Heated Area: 1500 HX Base Yr 2018





10843 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,141
TOTAL MARKET OB/XF VALUE	3,218
TOTAL LAND VALUE - MARKET	27,360
TOTAL MARKET VALUE	239,719
SOH/AGL Deduction	79,038
ASSESSED VALUE	160,681
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,270
TOTAL JUST VALUE	239,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051460	Roof Replacement	15,380	11/11/2024
22612	GARAGE	157	12/16/2004
20371	SFR	259	01/30/2003
13087	M H	125	09/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1804	1/12/2017	TR	U	I	37	110,000
GRANTOR: ELOISE HUGHES AS INDI						
GRANTEE: JOSUE R CASTRO						
1265/0721	11/08/2013	QC	U	I	11	298,000
GRANTOR: MASON BUTLER LLC						
GRANTEE: ELOISE HUGHES AS SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S30 FOP= S6 E32 N6 W32$ E32 N2 FGR= E28 N28 W28 S28$ N28$ PTR= N30 FUS= N14 W11 N6 W10 S6 W11 S14 E4 S4 E4 N4 E16 S4 E4 N4 E4$ S30$.

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	0294	SHED WOOD/	0	100	35	15	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0166	CONC,PAVMT	0	0	28	28	784.00	UT	2.00	2.00	100	2004	2004	3	100	1,568	

LAND DESCRIPTION

TOTAL OB/XF 3,218

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		A-1	0.00	0.00	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							

REVIEW DATE 11/25/2024 BY JS Total Acres: 1.71 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 11/17/2026 BY SYS