LOTS 5, 6, 7 & 8 EX THE E 50 FT
US-441 RD R/W. ALSO LOTS 14, 15
UNNAMED ALLEY LYING E OF & ADJAC

DORTCH BRANDON LEE
11362 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

22-5S-17-09340-074

BUILDING CHARACTERISTICS

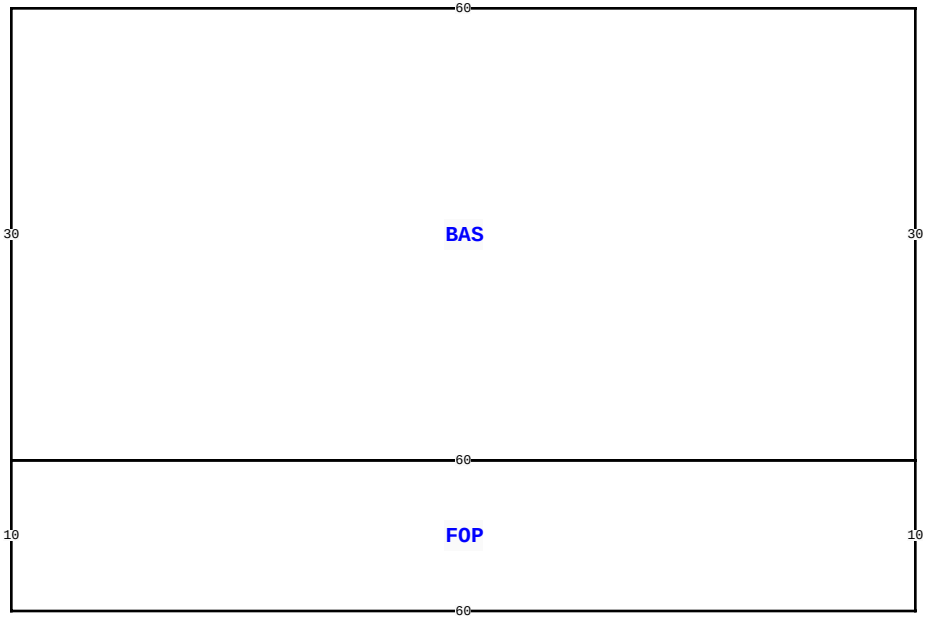
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	109,375
FOP	600	35		210	12,761
TOTALS	2,400			2,010	122,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,010	118.8000	110.48	222,065	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1800 HX Base Yr 2024



11362 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		122,136
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		19,535
TOTAL MARKET VALUE		152,921
SOH/AGL Deduction		0
ASSESSED VALUE		152,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,510
TOTAL JUST VALUE		152,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26375	M H	553	10/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2677	4/08/2023	WD	Q	I	01	170,000
GRANTOR: GODBEY DIANA L						
GRANTEE: DORTCH BRANDON LEE						
1487/1733	4/04/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GODBE						
GRANTEE: GODBEY DIANA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S30 E60 N30 $
FOP=[ORIG=-60,30] S10 E60 N10 W60 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,250

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	100		A-1	0.00	0.00	0.68	AC		1.00	1.00	1.60	18,000.00	28,728.00	19,535							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.68 Total Land Value: 19,535 Market: 0 Agricultural: 0 Common: 19,535 PRINTED 11/17/2026 BY SYS