BEG NW COR OF NE1/4 OF NW1/4, RU 376.05 FT TO W R/W US-41, RUN N FT, W 424.48 FT TO POB.

DELUCA CHARIS R/STODDARD NATHAN
16789 S US HWY 441
LAKE CITY, FL 32024

2027

22-6S-17-09732-000

BUILDING CHARACTERISTICS

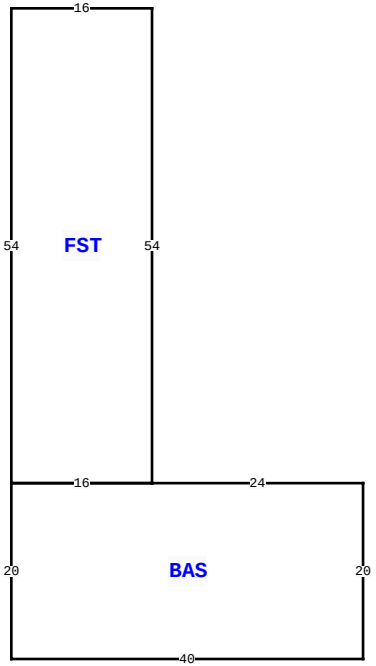
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	11,452
FST	864	70		605	8,661
TOTALS	1,664			1,405	20,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	1,405	77.3850	28.63	40,225	1962	1985	0	0	0	50.00	50.00

1 C B MISC 0% - 0 Heated Area: 800 HX Base Yr



16738 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 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,448
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	39,840
TOTAL MARKET VALUE	73,688
SOH/AGL Deduction	0
ASSESSED VALUE	73,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,688
TOTAL JUST VALUE	73,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12181	PUMP/UTPOL	30	02/20/1997
10057	M H	125	08/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2694	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						
1532/2684	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FST= N54 W16 S54 E16$ W16 S20 E40 N20$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.49	AC		1.00	1.00	1.00	16,000.00	16,000.00	39,840							

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.49 Total Land Value: 39,840 Market: 0 Agricultural: 0 Common: 39,840 PRINTED 11/17/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU 376.05 FT TO W R/W US-41, RUN N FT, W 424.48 FT TO POB.

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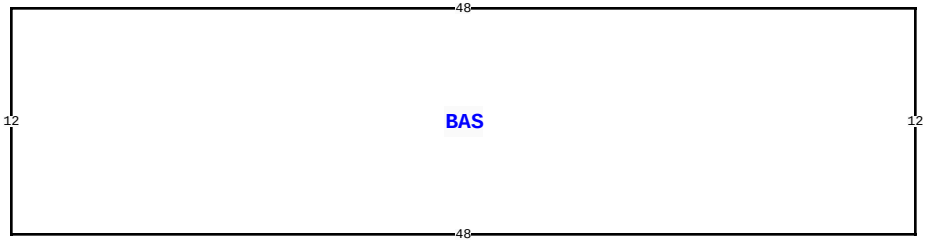
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	6,336
TOTALS	576			576	6,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	45.8325	27.50	15,840	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



16738 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,688
TOTAL JUST VALUE	73,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1532/2684	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.49 Total Land Value: 39,840 Market: 0 Agricultural: 0 Common: 39,840 PRINTED 11/17/2026 BY SYS