

COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN E 351.68 FT TO W R/
272.89 FT, W 301.48 FT, N 270 FT

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

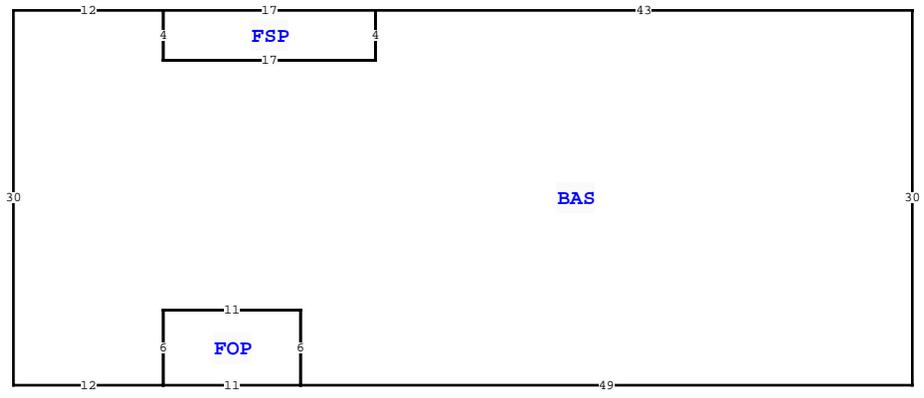
2026

22-6S-17-09734-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,073	87.3000	99.52	206,305	1970	1985	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2026 HX Base Yr													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	2,026	100		2,026	131,058
FOP	66	30		20	1,294
FSP	68	40		27	1,747
TOTALS	2,160			2,073	134,098

16780 S US HIGHWAY 441, LAKE CITY

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

EXTRA FEATURES																	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,836
TOTAL MARKET OB/XF VALUE			4,300
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			181,136
SOH/AGL Deduction			8,141
ASSESSED VALUE			172,995
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,995
TOTAL JUST VALUE			181,136
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7908	RECONNECT	50	12/17/1993

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= W43 FSP= W17 S4 E17 N4\$S4 W17 N4 W12 S30 E12 FOP= E11 N6 W11 S6\$ N6 E11 S6 E49 N30\$.	

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

