BEG AT NE COR OF NW1/4, RUN S 84
905.39 FT TO E R/W US HWY 41, N
R/W, 862.25 FT TO N LINE OF NW1/

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

2027

22-6S-17-09738-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

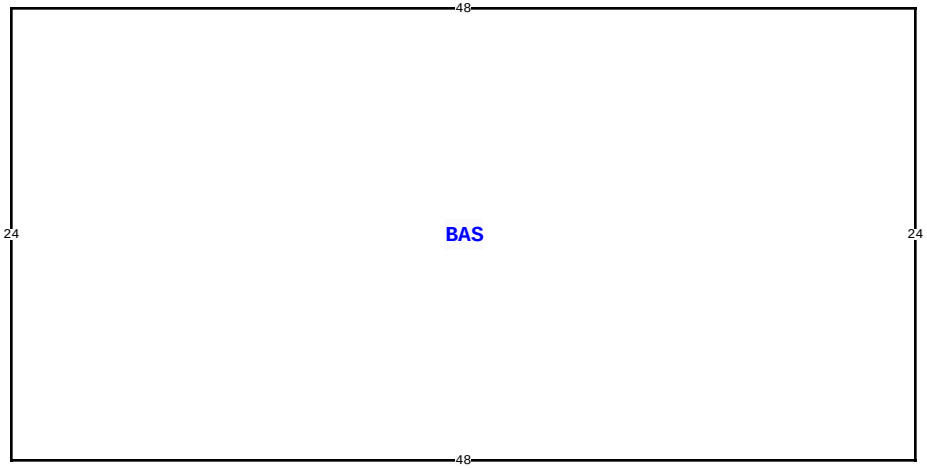
NEIGHBORHOOD/LOC 22617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
TOTALS	1,152			1,152	31,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	113.9000	68.34	78,728	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1997 Heated Area: 1152 HX Base Yr 1997



16789 S US HIGHWAY 441 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 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		31,491
TOTAL MARKET OB/XF VALUE		36,325
TOTAL LAND VALUE - MARKET		138,190
TOTAL MARKET VALUE		89,775
SOH/AGL Deduction		24,298
ASSESSED VALUE		65,477
TOTAL EXEMPTION VALUE	HX HB	40,477
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		206,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1532/2689	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0040	BARN,POLE	0	100	50	100	1.00	UT	12,500.00	12,500.00	75	1996	1996	3	75	9,375	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	8,000.00	8,000.00	50	1996	1996	3	50	4,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	500.00	500.00	50	1996	1996	3	50	250	
5	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 35,325

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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.14	AC		1.00	1.00	1.00	280.00	280.00	3,959							
3	9910	M	MKT.VAL.AG	100		00	0.00	0.00	14.14	AC		1.00	1.00	1.00	8,500.00	8,500.00	120,190							

REVIEW DATE 10/25/2017 BY BC Total Acres: 16.14 Total Land Value: 21,959 Market: 120,190 Agricultural: 3,959 Common: 18,000 PRINTED 11/16/2026 BY SYS

BEG AT NE COR OF NW1/4, RUN S 84
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2027

22-6S-17-09738-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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
TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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: 16.14 Total Land Value: 21,959 Market: 120,190 Agricultural: 3,959 Common: 18,000 PRINTED 11/16/2026 BY SYS