COMM INTERS W R/W US-41 & S LINE
1224.52 FT FOR POB, RUN W 437.87
FT, E 437.39 FT TO W R/W US-41,

SNELGROVE DEBRA L
16976 S US HWY 441
LAKE CITY, FL 32024

2027

22-6S-17-09741-000

BUILDING CHARACTERISTICS

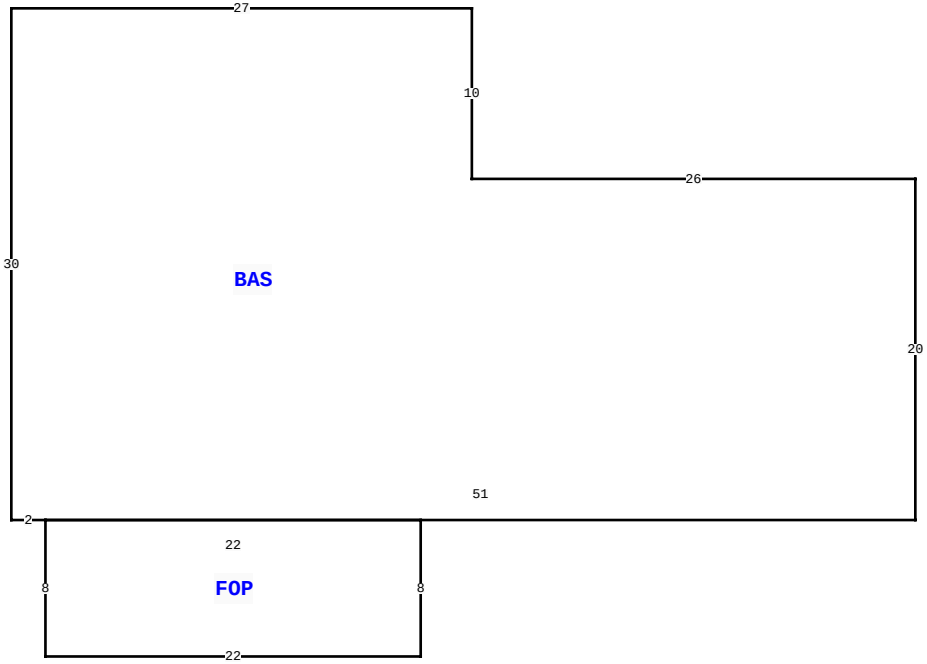
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100		1,330	96,919
FOP	176	30		53	3,862
TOTALS	1,506			1,383	100,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	101.9200	112.11	155,048	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1330 HX Base Yr 1999



16976 S US HIGHWAY 441 , LAKE CITY

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

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	0070	CARPORT UF	0	100	20	20	1.00	UT	600.00	600.00	50	0	0	3	50	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,781
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		145,281
SOH/AGL Deduction		83,914
ASSESSED VALUE		61,367
TOTAL EXEMPTION VALUE	HX HB WX SX	61,367
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30992	M H	441	04/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2311	10/13/2021	LE	U	I	14	100
GRANTOR: SNELGROVE DEBRA L						
GRANTEE: SNELGROVE DEBRA L						
0871/2013	12/23/1998	WD	Q	I	03	50,000
GRANTOR: RYALS						
GRANTEE: SNELGROVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S30 E2 FOP= S8 E22 N8 W22$ E51 N20 W26N10$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 11/06/2020 BY JS11 Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS