

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

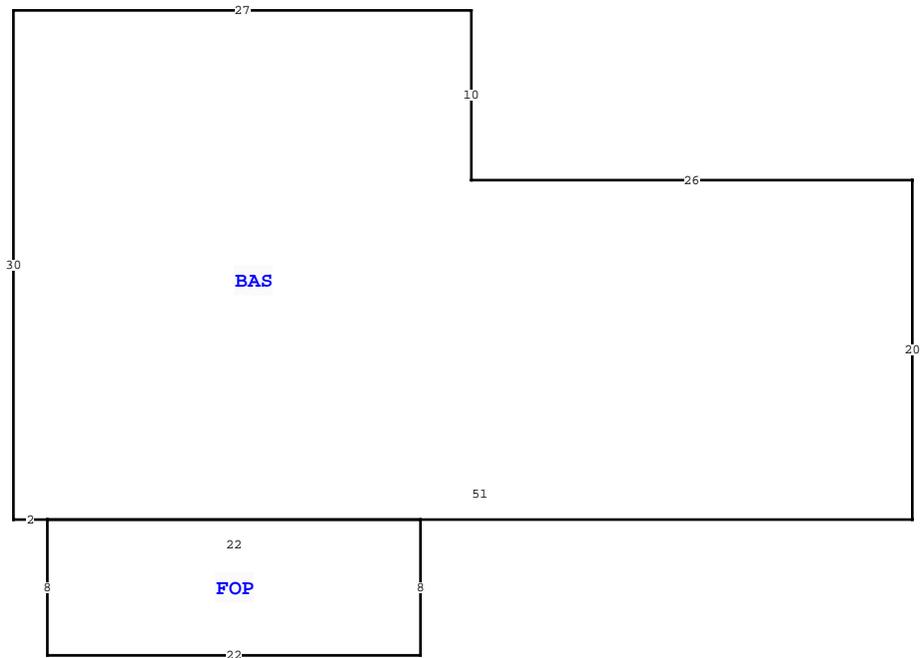
2026

22-6S-17-09741-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	1,330	100	
FOP	176	30	
TOTALS	1,506		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999		116.19	160,691	1960	1960	0	0	35.00
Heated Area: 1330				HX Base Yr 1999							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,449
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			148,949
SOH/AGL Deduction			89,369
ASSESSED VALUE			59,580
TOTAL EXEMPTION VALUE	HX HB WX		39,580
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			148,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,115

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						

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

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

BUILDING NOTES	

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

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	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							