COMM SW COR OF LOT 55 SHADOW WOO
RUN N 684.71 FT FOR POB, CONT N
W 664.83 FT TO E R/W OF US HWY 4

COUSINS MICHAEL JOSEPH/COUSINS DAWN
18015 S US HIGHWAY 441
LAKE CITY, FL 32024

2026

27-6S-17-09787-000

BUILDING CHARACTERISTICS

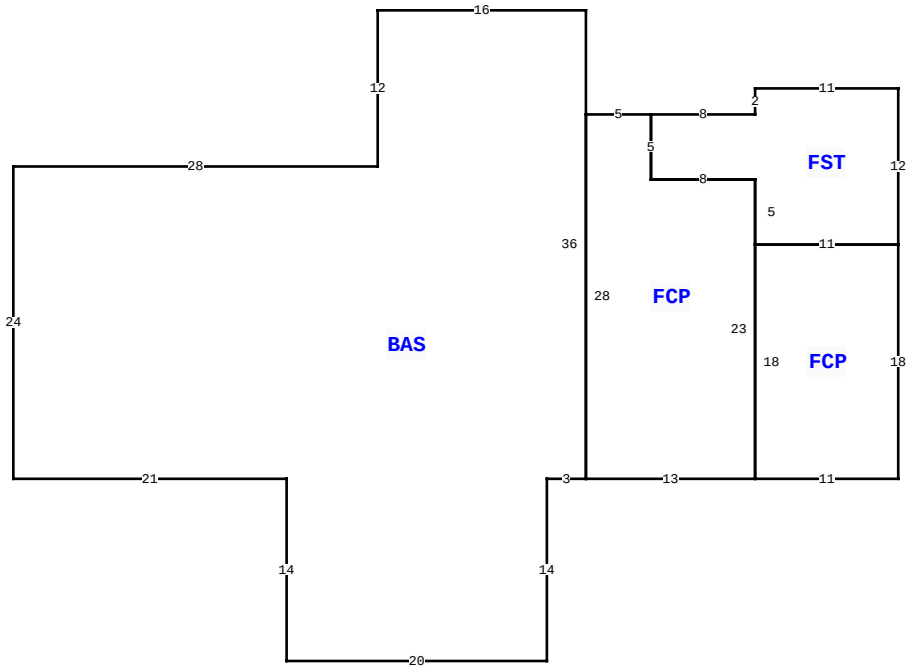
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100		1,528	72,285
FCP	198	25		50	2,365
FCP	324	25		81	3,832
FST	172	55		95	4,494
TOTALS	2,222			1,754	82,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	63.8400	72.78	127,656	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1528 HX Base Yr 2016



18015 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0031	BARN,MT AE	0	100	14	28	392.00	UT	9.00	9.00	60	2013	2013	3	60	2,117	
3	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	60	2020	2020	3	60	240	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
7	0021	BARN,FR AE	0	100	26	30	780.00	UT	15.00	15.00	100	2020	2020	3	100	11,700	
8	0030	BARN,MT	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2026	2025		100	18,900	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
10	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 41,357

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	7.83	AC		1.00	1.00	1.00	9,500.00	9,500.00	74,385							

REVIEW DATE 09/19/2025 BY justin Total Acres: 7.83 Total Land Value: 74,385 Market: 0 Agricultural: 0 Common: 74,385 PRINTED 04/08/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,976
TOTAL MARKET OB/XF VALUE		41,357
TOTAL LAND VALUE - MARKET		74,385
TOTAL MARKET VALUE		198,718
SOH/AGL Deduction		71,960
ASSESSED VALUE		126,758
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		70,347
TOTAL JUST VALUE		198,718
NCON VALUE		22,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053711	Storage Building	27,848	07/30/2025
38617	STORAGE	177	09/17/2019
28258	MAINT/ALTR	55	12/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1055	3/17/2026	LE	U	I	14	100
GRANTOR: COUSINS MICHAEL J						
GRANTEE: COUSINS MICAEL JOSE						
1456/731	12/17/2021	QC	U	I	11	100
GRANTOR: COUSINS MICHAEL J						
GRANTEE: COUSINS MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W28 S24 E21 S14 E20 N14 E3 FCP= E13 FCP= E11 N18 FST= N12 W11 S2 W8 S5 E8 S5 E11$ W11 S18$ N23 W8 N5 W5 S28$ N36$.