

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

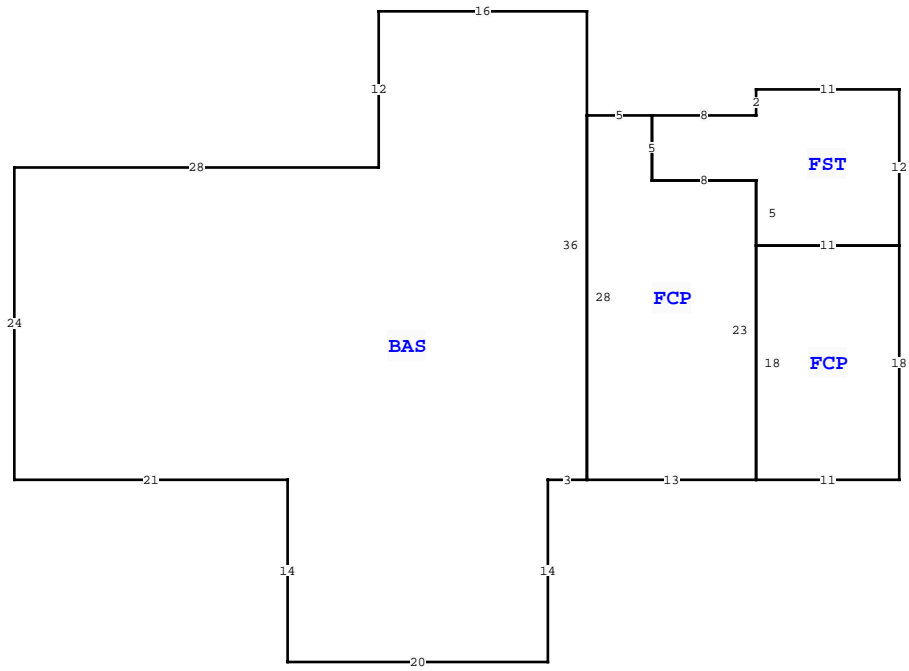
COUSINS MICHAEL JOSEPH/COUSINS DAWN
 18015 S US HIGHWAY 441
 LAKE CITY, FL 32024

2026

27-6S-17-09787-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Architectural	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
BAS	1,528	100	
FCP	198	25	
FCP	324	25	
FST	172	55	
TOTALS	2,222		

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%	- 2016								
Heated Area: 1528						HX Base Yr 2016					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	81,517			
TOTAL MARKET OB/XF VALUE	41,357			
TOTAL LAND VALUE - MARKET	93,960			
TOTAL MARKET VALUE	216,834			
SOH/AGL Deduction	90,076			
ASSESSED VALUE	126,758			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	70,347			
TOTAL JUST VALUE	216,834			
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 MICHAEL JOSE						
1456/731	12/17/2021	QC U		I	11	100
GRANTOR: COUSINS MICHAEL J						
GRANTEE: COUSINS MICHAEL J						

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

BUILDING NOTES	
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\$.	

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	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	CARPOT 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									
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	7.83	AC		1.00	1.00	1.00	12,000.00	12,000.00	93,960							