BEG INTERS OF N LINE OF NW1/4 OF US-441, RUN SE ALONG R/W 420 FT, FT, NW'RLY 420 FT, E 315 FT TO P

BALDWIN CHARLOTTE/CARTER MILDRED
13056 US HIGHWAY 441
LAKE CITY, FL 32055

2027

28-1S-17-04587-000

BUILDING CHARACTERISTICS

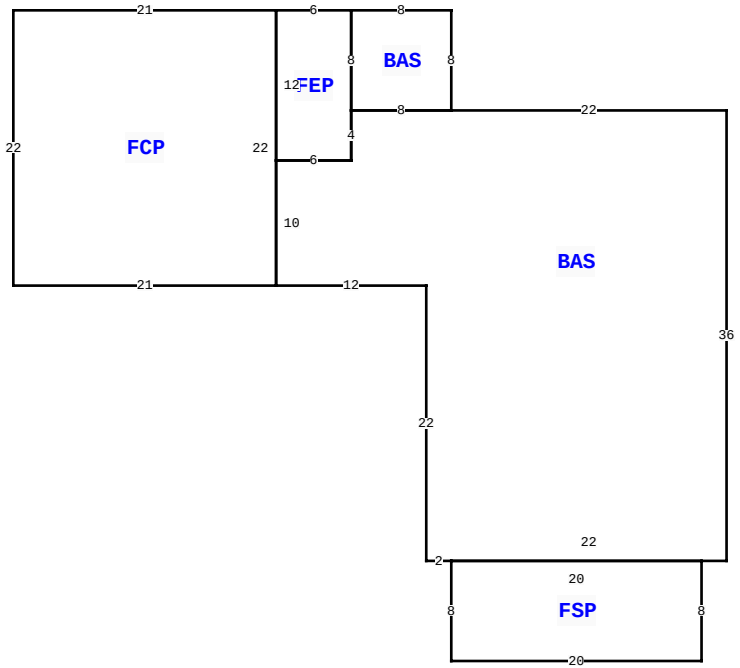
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	4,817
BAS	1,008	100		1,008	75,865
FCP	462	25		116	8,731
FEP	72	80		58	4,365
FSP	160	40		64	4,817
TOTALS	1,766			1,310	98,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	105.2600	115.79	151,685	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1072 HX Base Yr 2001



13054 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	137,859
TOTAL MARKET OB/XF VALUE	6,200
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	174,059
SOH/AGL Deduction	24,649
ASSESSED VALUE	149,410
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	97,999
TOTAL JUST VALUE	174,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045159	Electrical Servic	0	08/12/2022
16632	M H	125	02/23/2000
6639	REMODEL	5,000	12/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/2017	9/22/2011	QC	U	I	11	100
GRANTOR: CHARLOTTE & BILLY R B						
GRANTEE: CHARLOTTE BALDWIN (						
0937/2484	10/04/2001	WD	Q	I	01	100
GRANTOR: MILDRED CARTER						
GRANTEE: CHARLOTTE & BILLY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N8 W8 S8 E8$ W8 FEP= N8 W6 FCP= W21 S22 E21 N22$S12 E6 N4$ S4 W6 S10 E12 S22 E2 FSP= S8 E20 N8 W20$ E22 N36$.

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	0296	SHED METAL	0	100	19	21	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	0	0	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 08/15/2022 BY JB Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS

BEG INTERS OF N LINE OF NW1/4 OF US-441, RUN SE ALONG R/W 420 FT, FT, NW'RLY 420 FT, E 315 FT TO P

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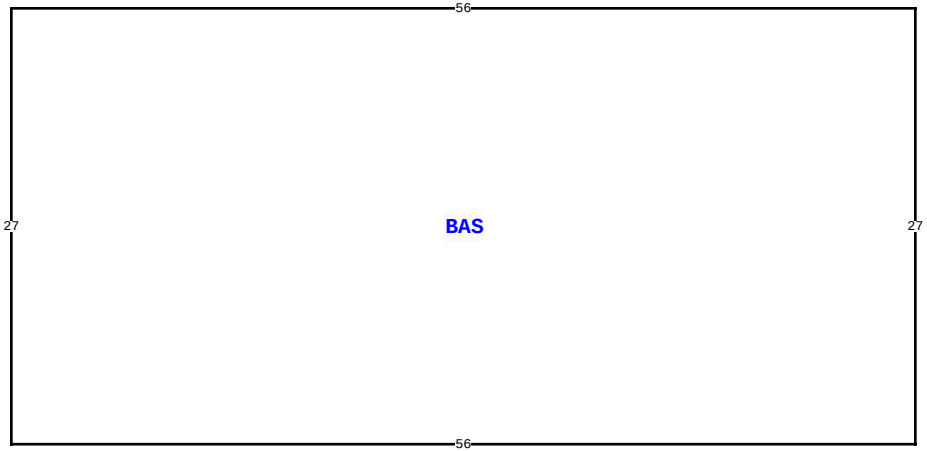
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Interior Floo	08	SHT VINYL 10
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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	39,264
TOTALS	1,512			1,512	39,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	108.2050	64.92	98,159	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2001 Heated Area: 1512 HX Base Yr 2001



13054 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,847

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0937/2484	10/04/2001	WD	Q	I	01	100
GRANTOR: MILDRED CARTER						
GRANTEE: CHARLOTTE & BILLY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/15/2022 BY JB Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS