

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

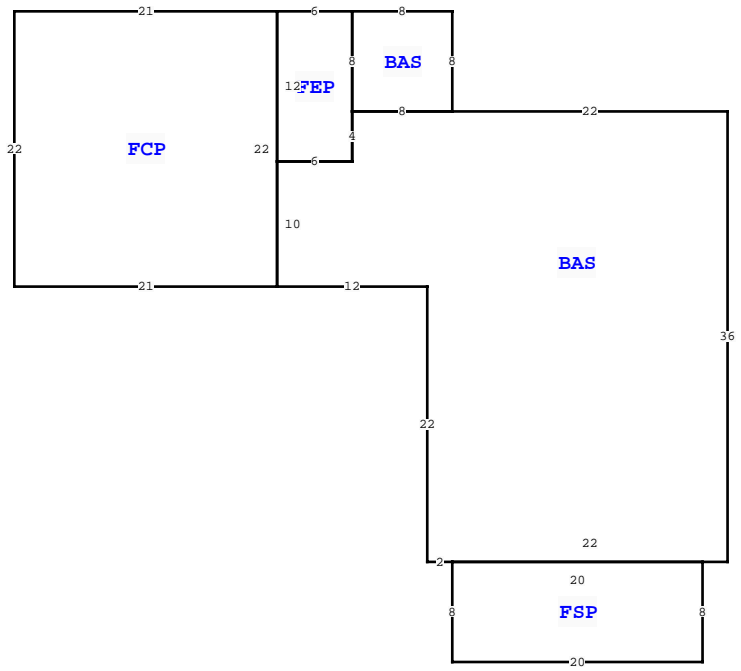
BALDWIN CHARLOTTE/CARTER MILDRED 13056 US HIGHWAY 441 LAKE CITY, FL 32055

2026

28-1S-17-04587-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	64	100	
BAS	1,008	100	
FCP	462	25	
FEP	72	80	
FSP	160	40	
TOTALS	1,766		

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%	2001								
Heated Area: 1072 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			139,647
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			168,347
SOH/AGL Deduction			25,402
ASSESSED VALUE			142,945
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			92,223
TOTAL JUST VALUE			168,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,347

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						

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

LAND DESCRIPTION																								
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	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

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

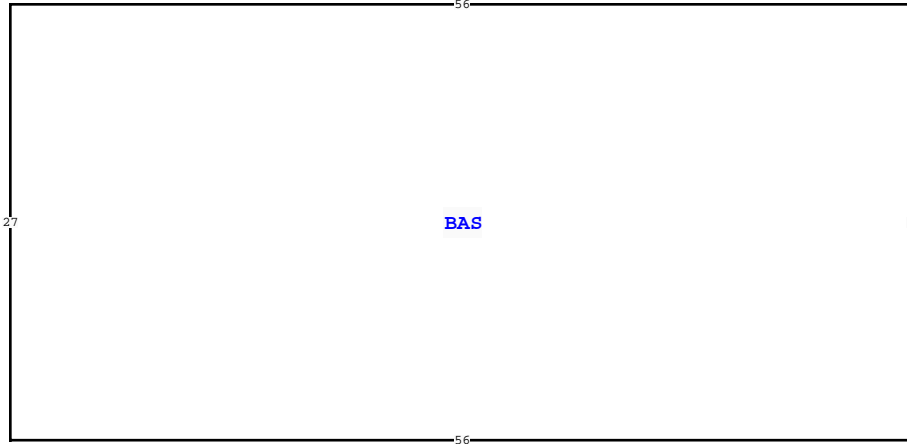
2026

28-1S-17-04587-000



ELEMENT		CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED	100
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Bathrooms		2	100
Stories	1.	1.	100
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
BAS	1,512	100	
TOTALS	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
2	MOBILE HME	0%	2001		Heated Area: 1512		HX Base Yr 2001				



COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
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PREVIOUS YEAR MKT VALUE	168,347			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

13054 N US HIGHWAY 441 , LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV