COMM NW COR OF S1/2 OF NE1/4
OF SE1/4, RUN E 293.30 FT TO E
R/W US-441, S 29 DEG E ALONG

THRASHER JORDAN NEIL & DANA M/THRASHER DANA M
6225 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

28-4S-17-08790-002

BUILDING CHARACTERISTICS

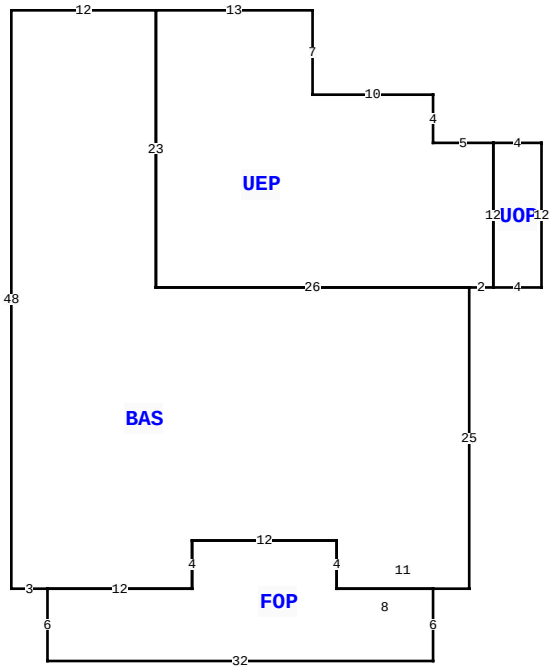
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100		1,178	51,217
FOP	240	30		72	3,130
UEP	519	60		311	13,522
UOP	48	20		10	435
TOTALS	1,985			1,571	68,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	60.8108	66.89	105,084	1901	1901	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1178 HX Base Yr



6299 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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
1	0070	CARPORT UF	0	0	20	31	620.00	UT	3.50	3.50	100	1993	1993	3	100	2,170	
2	0021	BARN,FR AE	0	0	20	25	500.00	UT	1.50	1.50	100	1993	1993	3	100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,305
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	44,125
TOTAL MARKET VALUE	115,350
SOH/AGL Deduction	0
ASSESSED VALUE	115,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,350
TOTAL JUST VALUE	115,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1942	3/25/2015	WD	U	I	11	100
GRANTOR: CANOVA W & ANN B THRA						
GRANTEE: JORDAN NEIL & DANA						
1207/1035	12/29/2010	WD	U	I	30	100
GRANTOR: MAMIE IRENE BEDENBAUG						
GRANTEE: ANN B & CANOVA W TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S48 E3 FOP= S6 E32 N6 W8 N4 W12 S4 W12$ E12 N4 E12 S4 E11 N25 UEP= E2 UOP= E4 N12 W4 S12$ N12 W5 N4 W10 N7 W13 S23 E26$ W26 N23 $.

LAND DESCRIPTION

TOTAL OB/XF 2,920

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	12,500.00	12,500.00	31,625							

REVIEW DATE 06/26/2017 BY DF Total Acres: 3.53 Total Land Value: 44,125 Market: 0 Agricultural: 0 Common: 44,125 PRINTED 11/17/2026 BY SYS