COMM NW COR OF S1/2 OF NE1/4 OF
293.30 FT TO E'RLY R/W LINE OF U
ALONG R/W 532.44 FT FOR POB, CON

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

2027

28-4S-17-08794-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

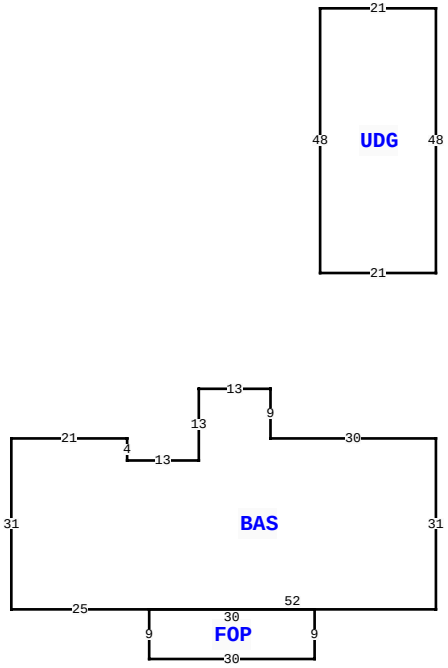
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100		2,452	263,823
FOP	270	30		81	8,716
UDG	1,008	55		554	59,608
TOTALS	3,730			3,087	332,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	108.6800	119.55	369,051	1996	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2452 HX Base Yr 2016



6225 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0021	BARN,FR AE	0	100	43	27	1.00	UT	0.00	0.00	100	0	0	3	100	640	
2	0296	SHED METAL	0	100	13	20	260.00	UT	3.50	3.50	100	1993	1993	3	100	910	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,146
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		33,920
TOTAL MARKET VALUE		367,616
SOH/AGL Deduction		213,377
ASSESSED VALUE		154,239
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,828
TOTAL JUST VALUE		367,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32932	REMODEL	425	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/1940	3/25/2015	WD	U	I	30	30,000
GRANTOR: JANE B NORTH (SINGLE						
GRANTEE: JORDAN NEIL & DANA						
0922/0760	2/23/2000	WD	Q	I	01	100
GRANTOR: JANE B & RODNEY A NOR						
GRANTEE: MAMIE IRENE BEDENBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N9 W13 S13 W13 N4 W21 S31 E25 FOP= S9 E30 N9 W30$
E52 N31$ PTR=N30 UDG= N48 W21 S48 E21$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,920							

REVIEW DATE 06/26/2017 BY DF Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/17/2026 BY SYS