

COMM INTERS OF W R/W US-41 & S L
 NE1/4, RUN NW ALONG R/W 143 FT F
 SW 200 FT, NW 100 FT, NE 200 FT

THOMAS GREG
 5918 S US HIGHWAY 441
 LAKE CITY, FL 32025

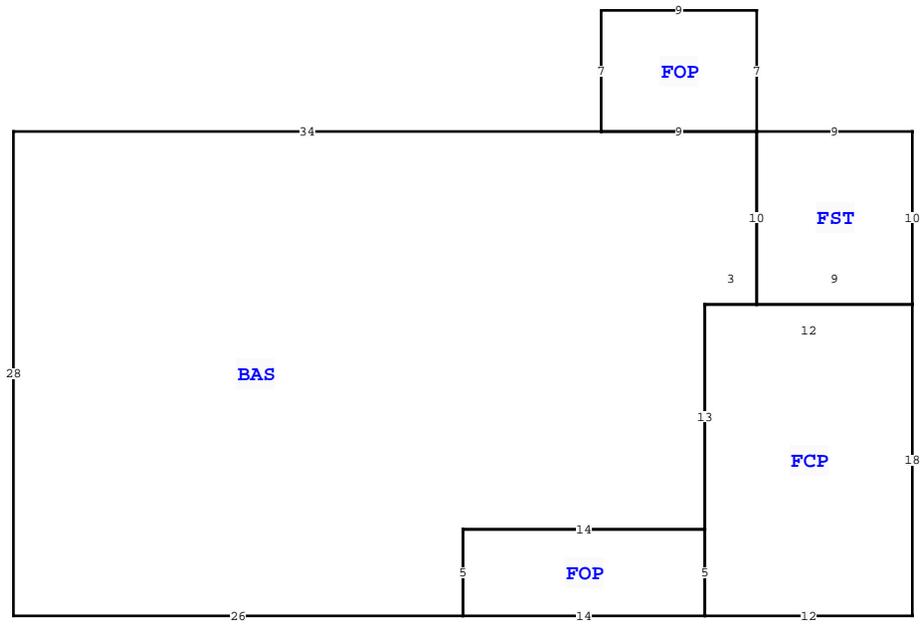
2026

28-4S-17-08805-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15		CONC BLOCK	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	12		HARDWOOD	100	
Air Condition	02		WINDOW	100	
Heating Type	03		FORCED AIR	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	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	1,080	100		1,080	85,812
FCP	216	25		54	4,291
FOP	63	30		19	1,510
FOP	70	30		21	1,669
FST	90	55		50	3,973
TOTALS	1,519			1,224	97,254

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	2026								
Heated Area: 1080											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		97,254	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		19,000	
TOTAL MARKET VALUE		116,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		116,254	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		116,254	
TOTAL JUST VALUE		116,254	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		116,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27078	MAINT/ALTR	0	06/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1360	4/17/2025	QC	U	I	11	100
GRANTOR: WALDRON MARTHA MARIE						
GRANTEE: THOMAS GREG						
1538/1248	4/17/2025	QC	U	I	11	100
GRANTOR: WALDRON MARTHA MARIE						
GRANTEE: THOMAS GREG						

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
5918 S US HIGHWAY 441 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
03/21/2022 MLU																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W34 S28 E26 FOP= E14 N5 W14 S5\$ N5 E14 FCP= S5 E12 N18 W12 S13\$ N13 E3 FST= E9 N10 W9 S10\$ N10 FOP= N7 W9 S7 E9\$ W9\$.									

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							