COMM 835.79 FT N OF SE COR OF NW
SW R/W OF US-41, RUN NW ALONG SA
FOR POB, RUN NW ALONG R/W 132.75

WATKINS CARLTON DEREK/WATKINS DEBORAH K
5916 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

28-4S-17-08810-002

BUILDING CHARACTERISTICS

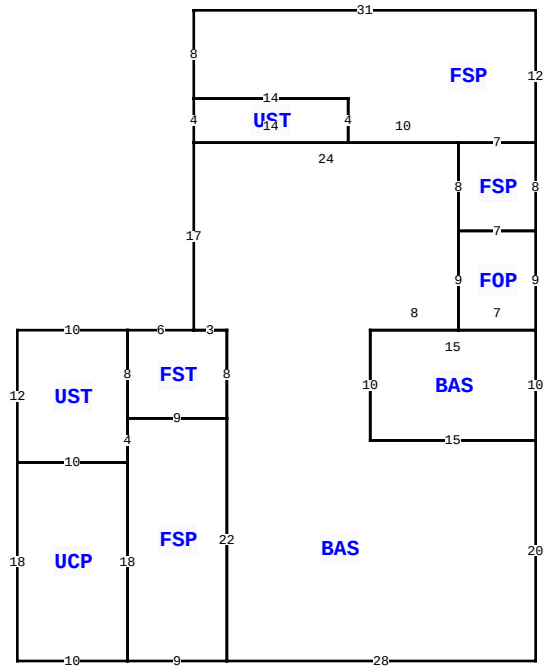
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	150	100		150	11,062
BAS	1,098	100		1,098	80,969
FOP	63	30		19	1,401
FSP	56	40		22	1,622
FSP	198	40		79	5,826
FSP	316	40		126	9,292
FST	72	55		40	2,950
UCP	180	20		36	2,655
UST	56	45		25	1,843
UST	120	45		54	3,982
TOTALS	2,309			1,649	121,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	103.1373	113.45	187,079	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1248 HX Base Yr



5916 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,472
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	21,060
TOTAL MARKET VALUE	258,232
SOH/AGL Deduction	131,326
ASSESSED VALUE	126,906
TOTAL EXEMPTION VALUE	HX HB 44,262
BASE TAXABLE VALUE	82,644
TOTAL JUST VALUE	258,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13889	M H	125	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/739	7/01/2022	QC	U	I	11	100
GRANTOR: WATKINS CARLTON D						
GRANTEE: WATKINS CARLTON D						
1336/0625	5/04/2017	WD	U	I	11	100
GRANTOR: EVELYN WATKINS						
GRANTEE: EVELYN & RUFUS CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S17 FST= W6 S8 E9 N8 W3$ E3 S8 FSP= W9 UST= N8 W10 S12 E10 N4$ S4 UCP= W10 S18 E10 N18$ S18 E9 N22$ S22 E28 N20 BAS= N10 W15 S10 E15$ W15 N10 E8 FOP= E7 N9 W7 S9$ N9 FSP= E7 N8 W7 S8$ N8 FSP= E7 N12 W31 S8 UST= S4 E14 N4 W14$ E14 S4 E10$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	1.17	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,060							

REVIEW DATE 06/28/2017 BY DF Total Acres: 1.17 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/17/2026 BY SYS

COMM 835.79 FT N OF SE COR OF NW
SW R/W OF US-41, RUN NW ALONG SA
FOR POB, RUN NW ALONG R/W 132.75

WATKINS CARLTON DEREK/WATKINS DEBORAH K
5916 S US HIGHWAY 441
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2027

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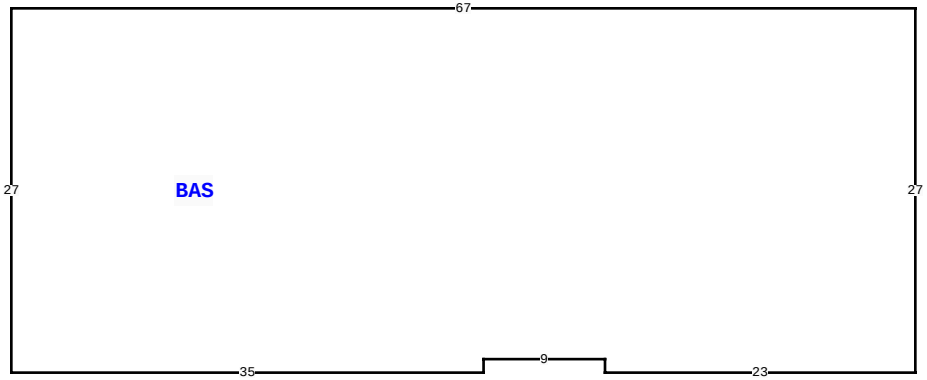
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	1,800	100		1,800	104,871
TOTALS	1,800			1,800	104,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	105.93	190,674	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1800 HX Base Yr



5916 S 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 — 2

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GRANTEE: WATKINS CARLTON D						
1336/0625	5/04/2017	WD	U	I	11	100
GRANTOR: EVELYN WATKINS						
GRANTEE: EVELYN & RUFUS CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E35 N1 E9 S1 E23 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 06/28/2017 BY DF Total Acres: 1.17 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/17/2026 BY SYS