LOTS 2 & 3 BLOCK 4 SEC A FLORA C
PB 1248-378, LE 1248-1354, DC 12

NEWBEGIN ROBERT L
5472 S U S HWY 441
LAKE CITY, FL 32025

2027

28-4S-17-08816-000

BUILDING CHARACTERISTICS

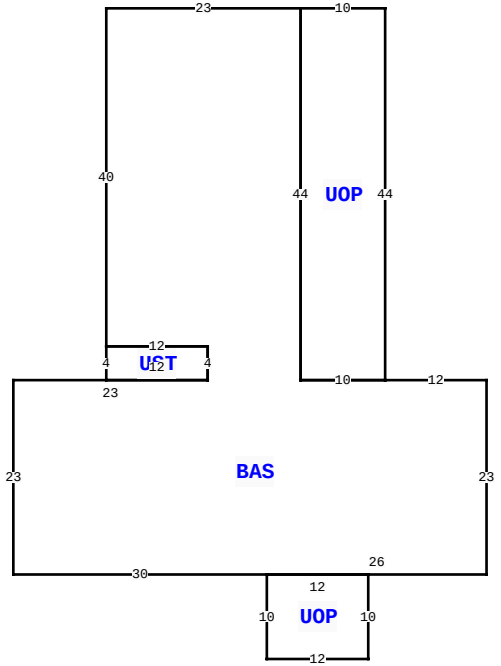
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	133,572
UOP	120	20		24	1,424
UOP	440	20		88	5,220
UST	48	45		22	1,305
TOTALS	2,860			2,386	141,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	82.9521	91.25	217,722	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2252 HX Base Yr 2018



5470 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	0294	SHED WOOD/	0	100	52	70	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	11.00	11.00	75	2017	2017	3	75	12,375	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,319
TOTAL MARKET OB/XF VALUE		15,125
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		218,964
SOH/AGL Deduction		55,300
ASSESSED VALUE		163,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,253
TOTAL JUST VALUE		315,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35602	PUMP/UTPOL	50	07/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1553	3/10/2025	LE	U	I	14	100
GRANTOR: NEWBEGIN ROBERT L (EN						
GRANTEE: SKIDGEL JENNIFER (R						
1344/2183	9/26/2017	WD	U	I	11	100
GRANTOR: ROBERT L,JAMES T& SAN						
GRANTEE: ROBERT L NEWBEGIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S40 UST= S4 E12 N4W12$ E12 S4 W23 S23 E30 UOP= S10 E12 N10 W12$ E26 N23 W12 UOP= N44 W10 S44 E10$ W10 N44$.

LAND DESCRIPTION

TOTAL OB/XF 15,125

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	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/17/2018 BY DF Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS

LOTS 2 & 3 BLOCK 4 SEC A FLORA C
PB 1248-378, LE 1248-1354, DC 12

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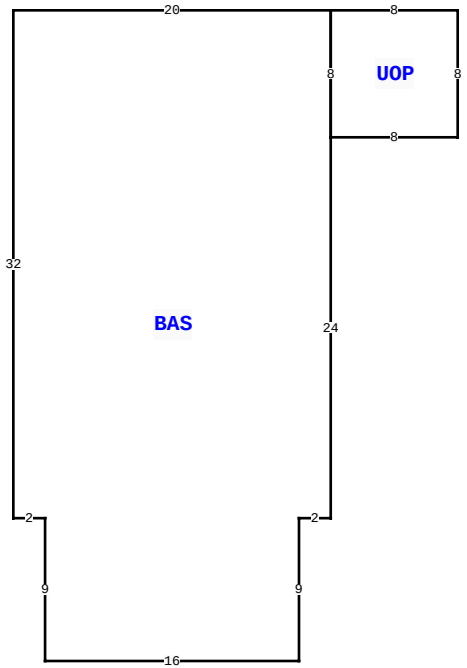
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	48,004
UOP	64	20		13	796
TOTALS	848			797	48,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	797	85.6350	94.20	75,077	1940	1940	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2018 Heated Area: 784 HX Base Yr 2018



5470 S US HIGHWAY 441 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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1344/2183	9/26/2017	WD	U	I	11	100
GRANTOR: ROBERT L,JAMES T& SAN						
GRANTEE: ROBERT L NEWBEGIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S32 E2 S9 E16 N9 E2 N24 UOP= E8 N8 W8 S8$ N8 $.

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

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 04/17/2018 BY DF Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS