BEG SW COR OF NE1/4 OF NW1/4,
RUN E 1683.95 FT TO W R/W OF
US-441, NW 890.44 FT, W 608.05

MOSES NOIDRIE JR/MOSES CHERILYN
5550 S US HWY 441
LAKE CITY, FL 32025

2027

28-4S-17-08822-000

BUILDING CHARACTERISTICS

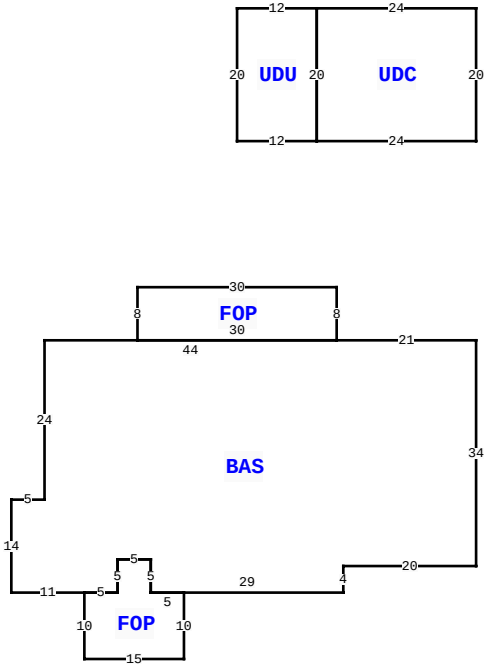
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,435	100		2,435	191,782
FOP	175	30		52	4,096
FOP	240	30		72	5,671
UDC	480	25		120	9,451
UDU	240	55		132	10,396
TOTALS	3,570			2,811	221,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,811	110.1520	121.17	340,609	1954	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2435 HX Base Yr



5550 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,396
TOTAL MARKET OB/XF VALUE	10,918
TOTAL LAND VALUE - MARKET	152,000
TOTAL MARKET VALUE	245,354
SOH/AGL Deduction	0
ASSESSED VALUE	245,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,354
TOTAL JUST VALUE	384,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041666	Remodel	7,535	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0574/0713	9/01/1985	WD	Q	V	01	135,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N8 W30 S8 E30$ W44 S24 W5 S14 E11 FOP= S10 E15 N10 W5 N5 W5 S5 W5$ E5N5 E5 S5 E29 N4 E20 N34$ PTR= N30 UDC= N20 W24 UDU= W12 S20 E12 N20$ S20 E24$ S30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	25	44	1,100.00	UT	0.98	0.98	100	0	0	3	100	1,078	
3	0260	PAVEMENT-A	0	0	0	0	7,200.00	UT	1.60	1.60	75	2017	2017	3	75	8,640	

LAND DESCRIPTION

TOTAL OB/XF 10,918

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	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	144,000							

REVIEW DATE 06/22/2021 BY JB Total Acres: 19.00 Total Land Value: 13,040 Market: 144,000 Agricultural: 5,040 Common: 8,000 PRINTED 11/17/2026 BY SYS