COMM INTERS OF N LINE OF SEC &
E R/W US-41, RUN SE 29 DEG
ALONG R/W 2716.10 FT FOR POB,

WALLER BILLIE S/WALLER LESLIE G
5941 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08825-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

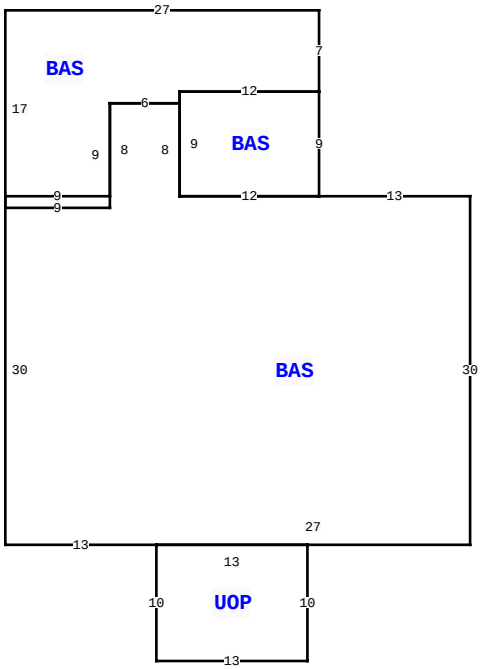
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 90
Interior Wall	04	PLYWOOD 10
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03
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	108	100		108	7,567
BAS	285	100		285	19,968
BAS	1,248	100		1,248	87,439
UOP	130	20		26	1,822
TOTALS	1,771			1,667	116,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	94.5504	107.79	179,686	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1641 HX Base Yr 2006



5941 S US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,796
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		135,396
SOH/AGL Deduction		59,125
ASSESSED VALUE		76,271
TOTAL EXEMPTION VALUE	HX HB	51,271
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,348

SALE:1:1: 1.00 AC W/ IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1061/1453	9/30/2005	QC	Q	I	01	37,500
GRANTOR: SCHNEIDERS						
GRANTEE: WALLER						
0815/0989	12/26/1995	WD	Q	I		21,000
GRANTOR: BILLIE SUE & LESLIE G						
GRANTEE: KIMBERLY M & MARK D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N9 BAS= N7 W27 S17 E9 N9 E6 N1 E12$ W12 S9 E12$ W12 N8 W6 S8 W9 S30 E13 UOP= S10 E13 N10 W13$ E27 N30$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	18,000.00	18,000.00	18,000							

REVIEW DATE 08/26/2020 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/12/2026 BY SYS