

COMM INTERS OF S LINE OF N1/2 OF  
& E R/W US-41, RUN NW ALONG RD 2  
POB, CONT NW ALONG RD 146.70 FT,

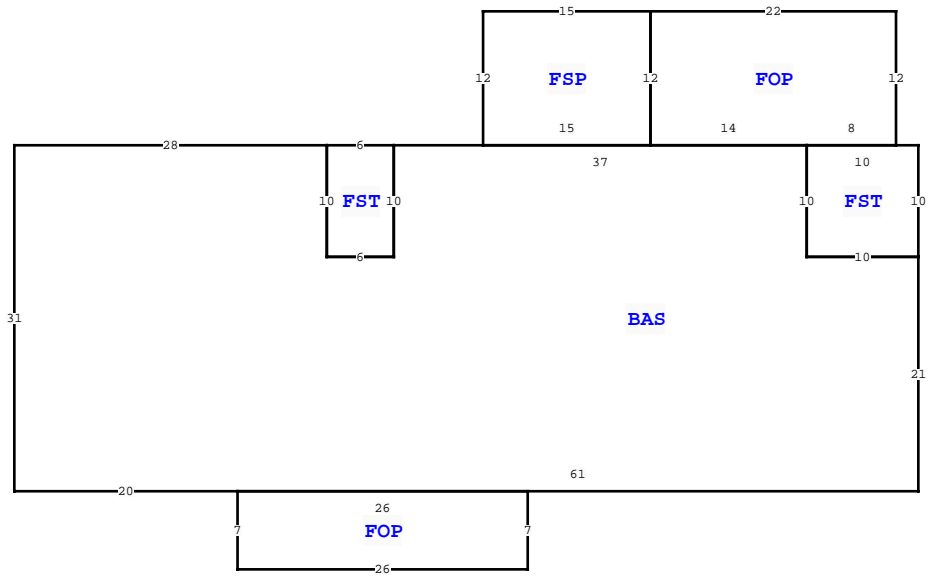
VANN AND WATSON PROPERTIES LLC  
164 NW MADISON ST  
LAKE CITY, FL 32055

**2026**

28-4S-17-08830-000  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	100
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 Units	05	CONV	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
BAS	2,351	100	
FOP	182	30	
FOP	264	30	
FSP	180	40	
FST	60	55	
FST	100	55	
TOTALS	3,137		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,645	114.7200	128.49	339,856	1973	1985	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 2351 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			220,906
TOTAL MARKET OB/XF VALUE			2,029
TOTAL LAND VALUE - MARKET			18,720
TOTAL MARKET VALUE			241,655
SOH/AGL Deduction			0
ASSESSED VALUE			241,655
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,655
TOTAL JUST VALUE			241,655
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			237,495

XFOB:4:1: SUMMIT MH  
XFOB:3:1: WEST MH  
XFOB:2:1: HYAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043969	Electrical Servic	0	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2791	5/22/2023	WD	U	I	11	100

GRANTOR: WATSON KENNETH A  
GRANTEE: VANN AND WATSON PRO  
1076/2055 3/01/2006 WD Q I 247,000  
GRANTOR: VON DECKLE PROPERTIES  
GRANTEE: KENNETH WATSON, MAR

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0210	GARAGE U	0	0	16	30	480.00	UT	0.99	0.99	100
3	0060	CARPORT F	0	0	11	23	253.00	UT	1.40	1.40	100

5729 S US HIGHWAY 441 , LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/08/2026 MLU

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
BAS= W37 FST= W6 S10 E6 N10\$S10 W6 N10 W28 S31 E20 FOP= S7 E26 N7 W26\$ E61 N21 FST= N10 W10 S10 E10\$ W10 N10\$ FOP= E8 N12 W22 FSP= W15 S12 E15 N12\$ S12 E14\$.

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	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							