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

2027

28-4S-17-08830-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

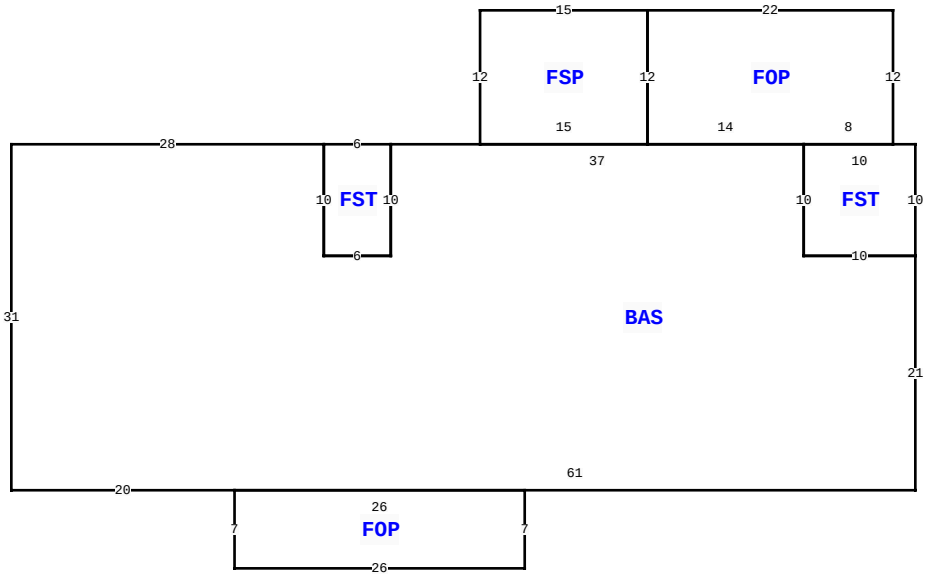
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100		2,351	192,837
FOP	182	30		55	4,511
FOP	264	30		79	6,480
FSP	180	40		72	5,906
FST	60	55		33	2,707
FST	100	55		55	4,511
TOTALS	3,137			2,645	216,952

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	126.19	333,773	1973	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2351 HX Base Yr



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

5729 S US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,952
TOTAL MARKET OB/XF VALUE	2,029
TOTAL LAND VALUE - MARKET	18,720
TOTAL MARKET VALUE	237,701
SOH/AGL Deduction	0
ASSESSED VALUE	237,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,701
TOTAL JUST VALUE	237,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,655

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						

BUILDING NOTES

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$.

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	0210	GARAGE U	0	0	16	30	480.00	UT	0.99	0.99	100	0	0	3	100	475	
3	0060	CARPORT F	0	0	11	23	253.00	UT	1.40	1.40	100	0	0	3	100	354	

LAND DESCRIPTION

TOTAL OB/XF 2,029

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

REVIEW DATE 03/28/2022 BY JB Total Acres: 1.04 Total Land Value: 18,720 Market: 0 Agricultural: 0 Common: 18,720 PRINTED 11/16/2026 BY SYS