COMM SW COR OF NE1/4 OF NE1/4, R
TO E R/W SR-47 FOR POB, CONT E 4
FT, W 420 FT, S 315 FT TO POB.

VERCHER KATRINA M/VERCHER CHAD
7215 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

29-2S-17-04776-000

BUILDING CHARACTERISTICS

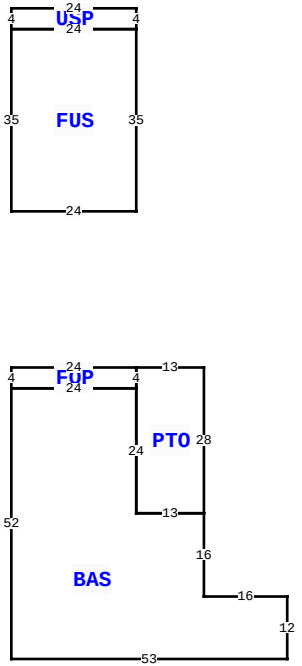
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	107,832
FOP	96	30		29	1,734
FUS	840	100		840	50,210
PTO	364	5		18	1,076
USP	96	35		34	2,033
TOTALS	3,200			2,725	162,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	83.5985	91.96	250,591	1969	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2644 HX Base Yr 1997



7215 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,884
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		194,784
SOH/AGL Deduction		87,482
ASSESSED VALUE		107,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,891
TOTAL JUST VALUE		194,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6390	ADDN SFR	13,000	09/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2670	10/05/2022	WD	U	I	11	100
GRANTOR: VERCHER KATRINA M						
GRANTEE: VERCHER KATRINA M						
1138/0421	12/10/2007	WD	Q	I	01	61,000
GRANTOR: WILLIAM C & KATRINA V						
GRANTEE: KATRINA VERCHER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W24 S4 E24 N4$ PTO= S4 BAS= W24 S52 E53 N12 W16 N16 W13 N24$ S24 E13 N28 W13$ PTR=N30 FUS= N35 USP= N4 W24 S4 E24$ W24 S35 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	0040	BARN,POLE	0	100	20	37	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 08/05/2015 BY DF Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS