N1/2 OF SW1/4 OF NE1/4.

ORB 331-250, 840-275, 924-1974,

CROWDER HOWARD P SR
7086 HWY 441
LAKE CITY, FL 32055

2027

29-2S-17-04785-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 03

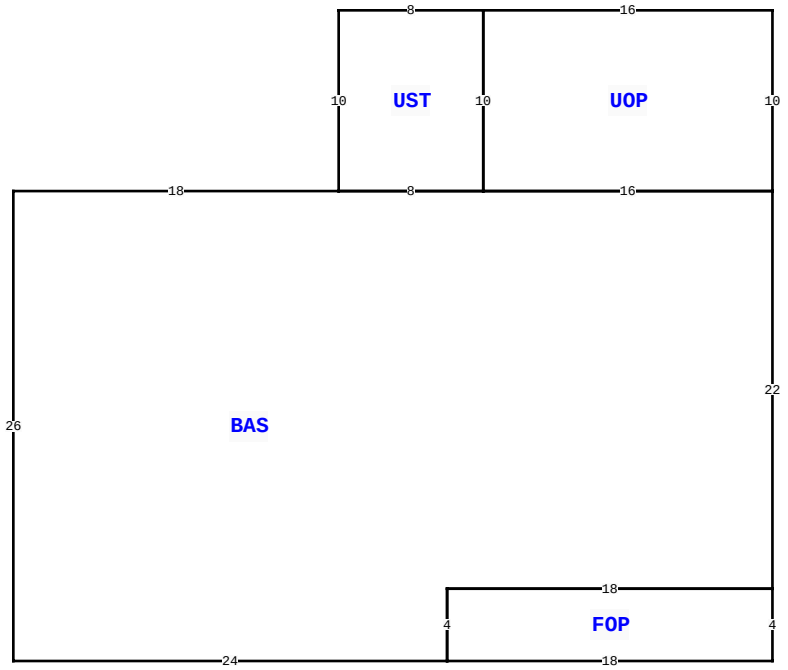
NEIGHBORHOOD/LOC 29217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100		1,020	64,954
FOP	72	30		22	1,401
UOP	160	20		32	2,038
UST	80	45		36	2,293
TOTALS	1,332			1,110	70,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,110	89.0644	97.97	108,747	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1020 HX Base Yr 2007



7086 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,686
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	111,500
TOTAL MARKET VALUE	85,436
SOH/AGL Deduction	34,616
ASSESSED VALUE	50,820
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	25,820
TOTAL JUST VALUE	185,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055122	Co-Location or Ex	30,000	02/27/2026
000046440	Mobile Home		02/03/2023
39316	M H	0	02/19/2020
31013	MAINT/ALTR	0	05/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/1974	4/17/2001	WD	Q	V	01	100

GRANTOR: CROWDER & CROWDER

GRANTEE: A TOMLINSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S26 E24 FOP= E18 N4W18 S4$ N4 E18 N22 UOP= N10 W16 S10 E16$ W16 UST= N10 W8 S10 E8$ W8$.

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	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	7,000.00	7,000.00	7,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	40.00	40.00	240							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	104,500							

REVIEW DATE 02/16/2023 BY JB Total Acres: 20.00 Total Land Value: 11,600 Market: 104,500 Agricultural: 4,600 Common: 7,000 PRINTED 11/16/2026 BY SYS