NW1/4 OF SE1/4 EX N 10 AC THEREO

485-725, QC 1150-801, DC 1220-53

ODOM OTIS L
6810 N US HWY 441
LAKE CITY, FL 32055

2026

29-2S-17-04786-000

BUILDING CHARACTERISTICS

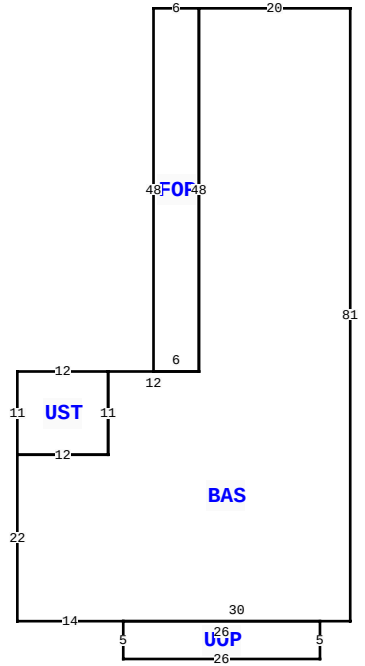
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	0111	SFRES/STORE/SHOP
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	2,280	100		2,280	107,193
FOP	288	30		86	4,043
UOP	130	20		26	1,223
UST	132	45		59	2,774
TOTALS	2,830			2,451	115,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	64.5845	72.33	177,281	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2280 HX Base Yr 2019



6810 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0166	CONC,PAVMT	0	100	70	48	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0040	BARN,POLE	0	100	26	38	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,678
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		204,378
SOH/AGL Deduction		87,358
ASSESSED VALUE		117,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,609
TOTAL JUST VALUE		204,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,178

XFOB:5:1: CARPORT OR POLE BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1360	10/25/2018	WD	Q	I	01	120,000
GRANTOR: KNUDSEN, MERSHON & RA						
GRANTEE: OTIS L ODOM						
1328/2019	1/09/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GRACE						
GRANTEE: KNUDSEN, MERSHON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W6 S48 E6 N48$ S48 W12 UST= W12 S11 E12 N11$ S11 W12 S22 E14 UOP= S5E26 N5 W26$ E30 N81$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	5,000.00	5,000.00	5,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	28.00	AC		1.00	1.00	0.40	5,000.00	2,000.00	56,000							
3	2501	C	SR-SHP/SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 12/05/2018 BY DF Total Acres: 30.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 06/22/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01

DOR CODE: 0111 SFRES/STORE/SHOP

MAP NUM:

MKT AREA: 03

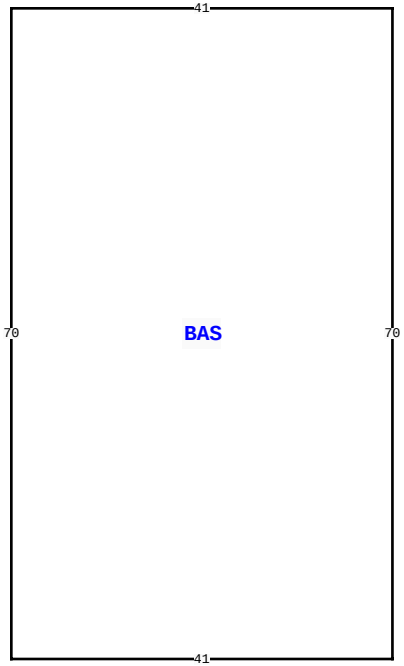
NEIGHBORHOOD/LOC: 29217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,870	100		2,870	21,445
TOTALS	2,870			2,870	21,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6700	04	2,870	38.1139	18.68	53,612	1968	1968	0	0	10	50.00	40.00

2 SERV SHOP 0% - 2019 Heated Area: 2870 HX Base Yr 2019



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COLUMBIA COUNTY PROPERTY

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GRANTOR: CLERK OF COURT (GRACE						
GRANTEE: KNUDSEN, MERSHON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S70 E41 N70$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/05/2018 BY DF Total Acres: 30.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 06/22/2026 BY SYS