COMM NE COR OF NW1/4, RUN SW 61
627.65 FT TO C/L OF US-441, RUN
C/L OF 627.22 FT, E 50.64 FT FOR

HUGHES DEBRA A
12367 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

33-1S-17-04629-006

BUILDING CHARACTERISTICS

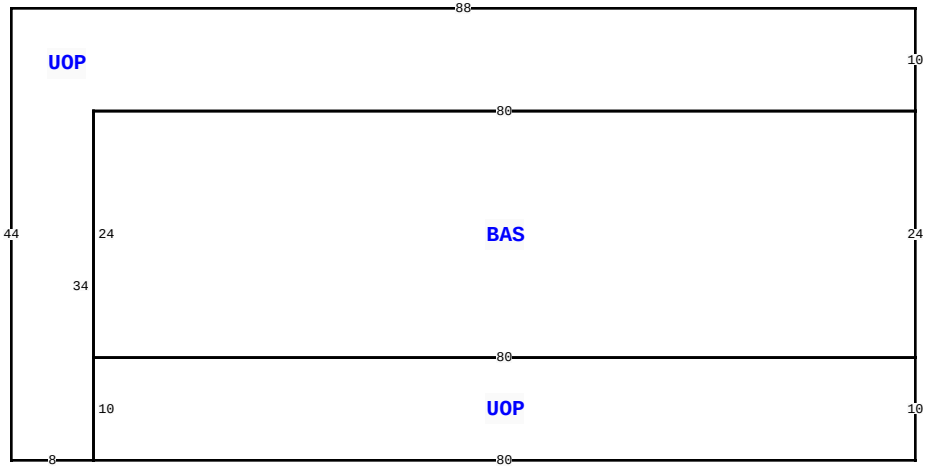
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	141,423
UOP	800	20		160	11,785
UOP	1,152	20		230	16,942
TOTALS	3,872			2,310	170,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	103.0140	113.32	261,769	1977	1977	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 1999 Heated Area: 1920 HX Base Yr



214 NW SPRADLEY RD, 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	0040	BARN,POLE	0	100	60	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0166	CONC,PAVMT	0	100	15	32	480.00	UT	2.00	2.00	100	2004	2004	3	100	960	
5	0060	CARPORT F	0	100	15	21	315.00	UT	5.00	5.00	100	2004	2004	3	100	1,575	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,172
TOTAL MARKET OB/XF VALUE		14,735
TOTAL LAND VALUE - MARKET		176,000
TOTAL MARKET VALUE		226,417
SOH/AGL Deduction		101,493
ASSESSED VALUE		124,924
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		23,513
TOTAL JUST VALUE		386,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38098	TR/TRAILER	257	05/10/2019
20290	REMODEL	100	01/03/2003
9875	M H	125	06/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2745	5/29/2026	QC	U	I	11	100
GRANTOR: VASS DEBRA DENISE						
GRANTEE: HUGHES DEBRA A						
1562/2531	3/11/2026	QC	U	I	11	100
GRANTOR: HUGHES DEBRA ANN						
GRANTEE: VASS DEBRA DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S24 UOP= S10 E80 N10 W80$ E80 N24$ UOP= N10 W88 S44 E8 N34 E80$.

LAND DESCRIPTION

TOTAL OB/XF 14,735

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	0.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,000							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							
3	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,000							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	280.00	280.00	9,240							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	172,000							

REVIEW DATE 02/05/2020 BY JB Total Acres: 44.00 Total Land Value: 15,510 Market: 172,000 Agricultural: 11,510 Common: 4,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NW1/4, RUN SW 61
627.65 FT TO C/L OF US-441, RUN
C/L OF 627.22 FT, E 50.64 FT FOR

HUGHES DEBRA A
12367 N US HIGHWAY 441
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BUILDING CHARACTERISTICS

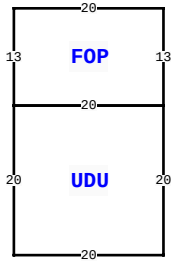
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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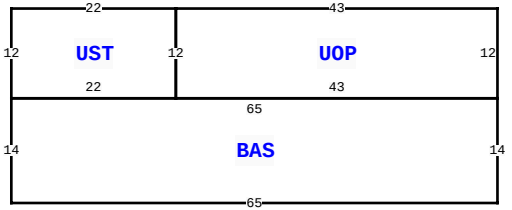
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	15,903
FOP	260	35		91	1,590
UDU	400	60		240	4,194
UOP	516	25		129	2,254
UST	264	45		119	2,080
TOTALS	2,350			1,489	26,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,489	72.8190	43.69	65,054	1979	1979	0	0	0	60.00	40.00

3 MOBILE HME 100% - 1999 Heated Area: 910 HX Base Yr





214 NW SPRADLEY RD, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1562/2531	3/11/2026	QC	U	I	11	100
GRANTOR: HUGHES DEBRA ANN						
GRANTEE: VASS DEBRA DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S14 E65 N14$ UOP= N12 W43 UST= W22 S12 E22 N12$ S12 E43$ PTR= N40 UDU= N20 FOP= N13 W20 S13 E20$ W20 S20 E20$ S40$.

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 02/05/2020 BY JB Total Acres: 44.00 Total Land Value: 15,510 Market: 172,000 Agricultural: 11,510 Common: 4,000 PRINTED 11/17/2026 BY SYS