

COMM SW COR OF N1/2 OF NW1/4 OF
 RUN S 470.78 FT, W 23.02 FT TO W
 US-441 FOR POB, CONT W 500 FT, S

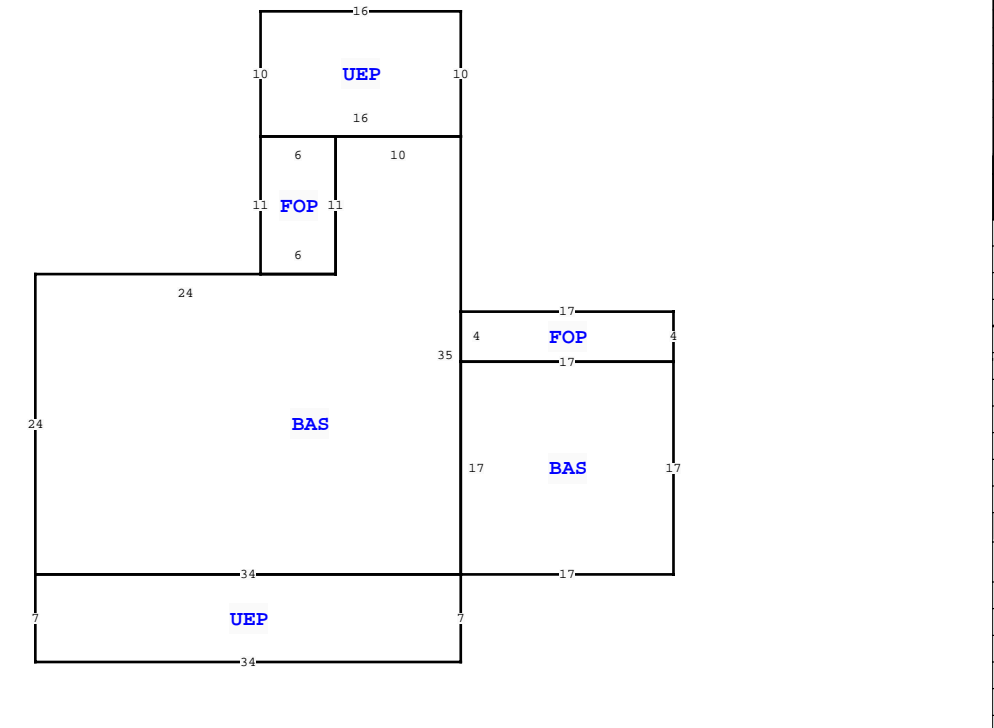
BRENNAN JOHN J
 11824 N US HWY 441
 LAKE CITY, FL 32055

2026

33-1S-17-04634-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,494	112.2000	125.66	187,736	1900	1990	0	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	289	100		289	23,605
BAS	926	100		926	75,635
FOP	66	30		20	1,633
FOP	68	30		20	1,633
UEP	160	60		96	7,841
UEP	238	60		143	11,680
TOTALS	1,747			1,494	122,028

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			122,028	
TOTAL MARKET OB/XF VALUE			6,673	
TOTAL LAND VALUE - MARKET			39,600	
TOTAL MARKET VALUE			168,301	
SOH/AGL Deduction			61,665	
ASSESSED VALUE			106,636	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			5,225	
TOTAL JUST VALUE			168,301	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			159,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047310	Electrical Servic	0	05/24/2023
25899	ADDN SFR	203	06/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0739	2/22/2006	WD Q	Q	I		111,000
GRANTOR: DONALD D & TERESA G F						
GRANTEE: JOHN J BRENNAN						
0812/1147	8/22/1995	AD U	U	I	13	30,000
GRANTOR: ADDISON MILTON, DOT S						
GRANTEE: DONALD FEAGLE JR & T						

EXTRA FEATURES																
L N	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	0070	CARPORT UF	0	100	12	20	240.00	UT	4.00	100	0	0	3	100	960	
2	0296	SHED METAL	0	100	14	12	168.00	UT	9.60	100	0	0	3	100	1,613	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	400	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	1.10	9,000.00	9,900.00	39,600							