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

2027

33-1S-17-04634-000

BUILDING CHARACTERISTICS

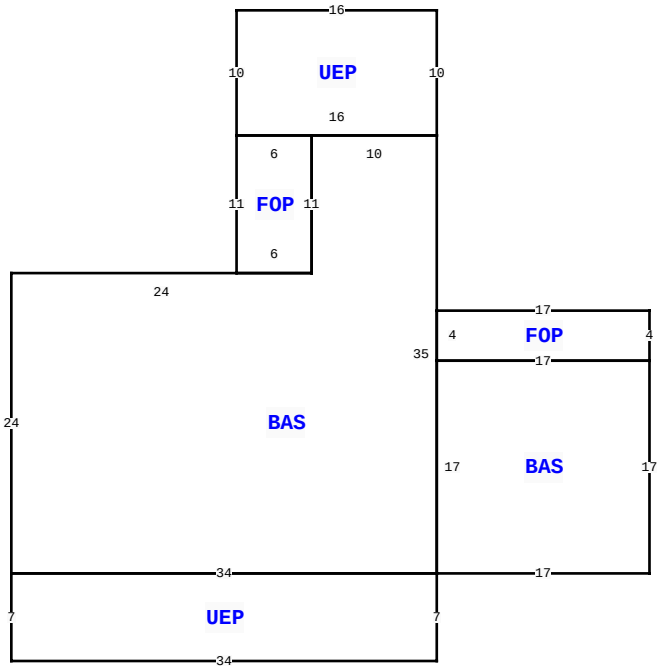
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	23,184
BAS	926	100		926	74,287
FOP	66	30		20	1,604
FOP	68	30		20	1,604
UEP	160	60		96	7,701
UEP	238	60		143	11,472
TOTALS	1,747			1,494	119,853

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	123.42	184,389	1900	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1215 HX Base Yr 2007



11824 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	12	20	240.00	UT	4.00	4.00	100	0	0	3	100	960	
2	0296	SHED METAL	0	100	14	12	168.00	UT	9.60	9.60	100	0	0	3	100	1,613	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,853
TOTAL MARKET OB/XF VALUE		6,673
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		166,126
SOH/AGL Deduction		56,291
ASSESSED VALUE		109,835
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		8,424
TOTAL JUST VALUE		166,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,301

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	I		111,000
GRANTOR: DONALD D & TERESA G F						
GRANTEE: JOHN J BRENNAN						
0812/1147	8/22/1995	AD	U	I	13	30,000
GRANTOR: ADDISON MILTON, DOT S						
GRANTEE: DONALD FEAGLE JR &T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W6 S11 E6 N11$S11 W24 S24 UEP= S7 E34 N7 W34$ E34 BAS= E17 N17 FOP= N4 W17 S4 E17$ W17 S17 $ N35$ UEP= N10 W16 S10 E16 $.

LAND DESCRIPTION

TOTAL OB/XF 6,673

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	4.00	AC		1.00	1.00	1.10	9,000.00	9,900.00	39,600							

REVIEW DATE 08/26/2026 BY JB Total Acres: 4.00 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/17/2026 BY SYS