

COMM SW COR OF N1/2 OF NW1/4 OF
 RUN S 819.47 FT, W 16.21 FT TO W
 US-441 FOR POB, CONT SW ALONG 54

ANDERSON JAMES/ANDERSON TERESA
 11762 N US HWY 441
 LAKE CITY, FL 32055

2026

33-1S-17-04634-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2023
TOTALS	1,140		1,140

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	-	2023							
Heated Area: 1140						HX Base Yr 2012						
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
11762 N US HIGHWAY 441 , LAKE CITY												
05/08/2026 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,707
TOTAL MARKET OB/XF VALUE			28,100
TOTAL LAND VALUE - MARKET			36,300
TOTAL MARKET VALUE			183,107
SOH/AGL Deduction			24,636
ASSESSED VALUE			158,471
TOTAL EXEMPTION VALUE	HX HB SX 13		156,862
BASE TAXABLE VALUE			1,609
TOTAL JUST VALUE			183,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,331
SALE:1:1: 2.61 ACRES (ORRIE BELL'S SON)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048470	Electrical Servic	0	10/23/2023
000044240	Mobile Home		04/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0084	6/21/2011	WD	Q	I	01	39,000
GRANTOR: COBY L LAW						
GRANTEE: JAMES & TERESA ANDE						
1217/0080	3/09/2005	WD	Q	I	01	100
GRANTOR: HELEN MILTON						
GRANTEE: COBY LAW						

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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
7	0264	PRCH,FSP	0	100	14	24	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
TOTALS													28,100				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-19,5] E76 S15 W76 N15 \$												

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	10,000.00	10,000.00	26,100								
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,200								