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

2027

33-1S-17-04634-001

BUILDING CHARACTERISTICS

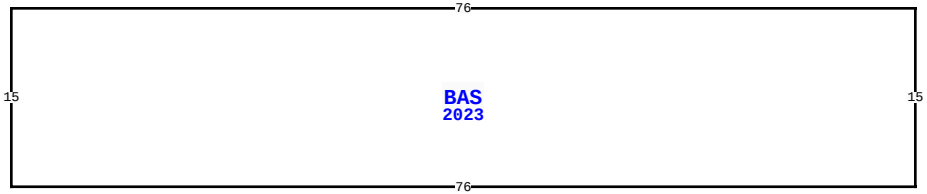
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	117,484
TOTALS	1,140			1,140	117,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.0000	108.48	123,667	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2023 Heated Area: 1140 HX Base Yr 2012



11762 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,484
TOTAL MARKET OB/XF VALUE		28,100
TOTAL LAND VALUE - MARKET		36,300
TOTAL MARKET VALUE		181,884
SOH/AGL Deduction		18,546
ASSESSED VALUE		163,338
TOTAL EXEMPTION VALUE	HX HB SX 13	161,568
BASE TAXABLE VALUE		1,770
TOTAL JUST VALUE		181,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,107

SALE:1:1: 2.61 ACRES (0RRIE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 28,100

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	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							

REVIEW DATE 08/26/2026 BY JB Total Acres: 3.63 Total Land Value: 36,300 Market: 0 Agricultural: 0 Common: 36,300 PRINTED 11/17/2026 BY SYS