COMM AT INTERSECTION OF W'RLY R/
H/W #441 & N LINE OF THE SW1/4 O
E 328.77 FT TO A POINT OF A CURV

WILLIAMS JUSTIN A
11962 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

33-1S-17-04634-006

BUILDING CHARACTERISTICS

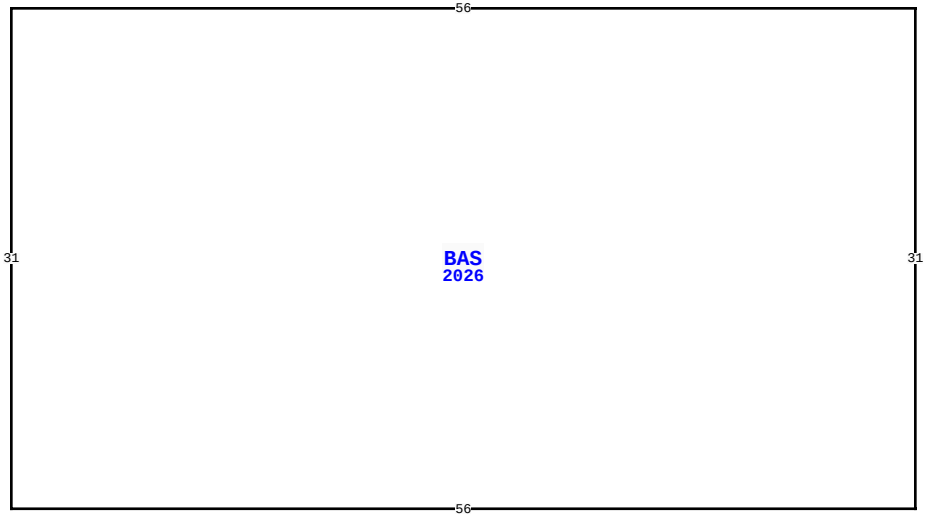
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,736	100	2026	1,736	185,372
TOTALS	1,736			1,736	185,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,736	113.5000	108.96	189,155	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1736 HX Base Yr 2026



11962 N US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,372
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,130
TOTAL MARKET VALUE		203,406
SOH/AGL Deduction		0
ASSESSED VALUE		203,406
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,995
TOTAL JUST VALUE		242,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052833	Mobile Home		05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1582	7/09/2024	QC	U	V	11	100

GRANTOR: BROWN WILLIAM L

GRANTEE: WILLIAMS JUSTIN A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,14] E56 S31 W56 N31 $

.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.57	AC		1.00	1.00	1.00	445.00	445.00	2,034							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,130							
3	0200	C	MBL HM	100					1.00	UT		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 08/26/2026 BY JB Total Acres: 5.57 Total Land Value: 11,034 Market: 41,130 Agricultural: 2,034 Common: 9,000 PRINTED 11/17/2026 BY SYS