

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

2026

33-1S-17-04634-006
VALUATION SUMMARY PAGE 1 of 1 3

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	50
Interior Floor	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
BAS	1,736	100	2026
TOTALS	1,736		1,736
			191,156

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	0%	- 2026	Heated Area: 1736		HX Base Yr						
TOTALS	1,736			1,736	191,156								

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,156
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		38,990
TOTAL MARKET VALUE		207,190
SOH/AGL Deduction		0
ASSESSED VALUE		207,190
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		207,190
TOTAL JUST VALUE		237,146
NCON VALUE		198,156
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,990

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

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

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

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	DPHT 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	7,000.00	7,000.00	31,990							
3	0200	C	MBL HM	0					1.00	UT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							