COMM SE COR OF SE1/4 OF SW1/4,
RUN W 128.5 FT, N 536.5 FT TO
W R/W US-441 FOR POB, RUN W

SPRADLEY SHELTON
11672 N US HIGHWAY 441
LAKE CITY, FL 32055

**2026**

**33-1S-17-04641-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

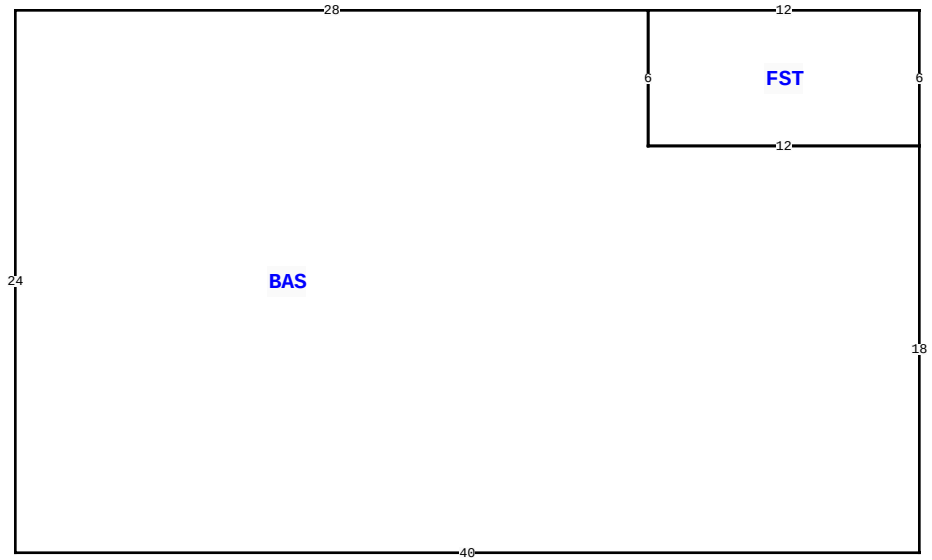
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 08 | WD OR PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| 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 | 888 | 100 | | 888 | 49,425 |
| FST | 72 | 55 | | 40 | 2,226 |
| TOTALS | 960 | | | 928 | 51,652 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 928 | 76.4525 | 85.63 | 79,465 | 1961 | 1961 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 888 HX Base Yr




11672 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 51,652 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 7,125 |
| TOTAL MARKET VALUE | 58,777 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 58,777 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 58,777 |
| TOTAL JUST VALUE | 58,777 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 58,777 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W28 S24 E40 N18 FST= N6W12 S6 E12$ W12 N6$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 9,500.00 | 14,250.00 | 7,125 | | | | | | | |

REVIEW DATE 07/21/2015 BY DF Total Acres: 0.50 Total Land Value: 7,125 Market: 0 Agricultural: 0 Common: 7,125 PRINTED 03/26/2026 BY SYS