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

BUILDING CHARACTERISTICS

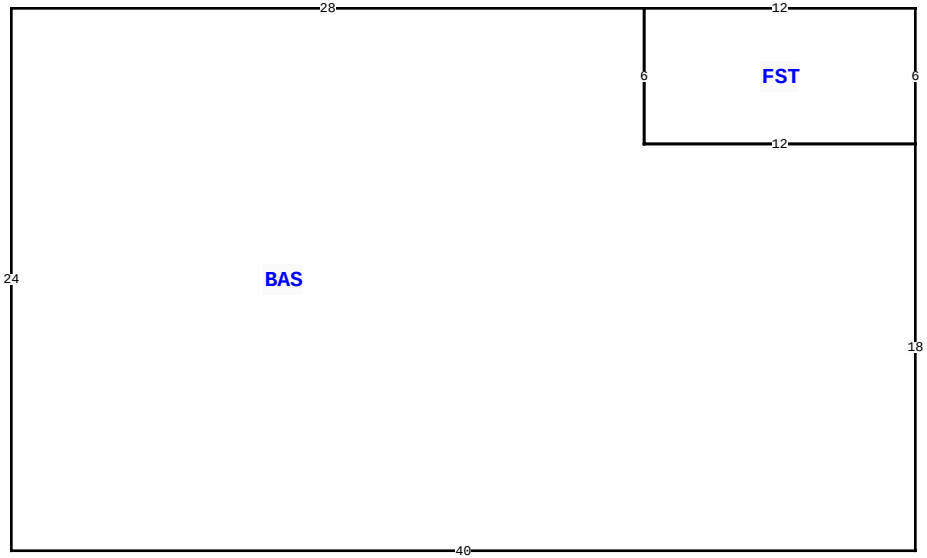
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	9,000
TOTAL MARKET VALUE	60,652
SOH/AGL Deduction	0
ASSESSED VALUE	60,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,652
TOTAL JUST VALUE	60,652
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	12,000.00	18,000.00	9,000							

REVIEW DATE 07/21/2015 BY DF Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 06/10/2026 BY SYS