BEG NW COR OF SE1/4 OF NW1/4, RU
379 FT, W 820 FT TO US-41, NW AL
FT TO S LINE OF NW1/4 OF NW1/4,

STORY REGINA GAYLE
PO BOX 2972
LAKE CITY, FL 32056

2027

34-4S-17-08978-000

BUILDING CHARACTERISTICS

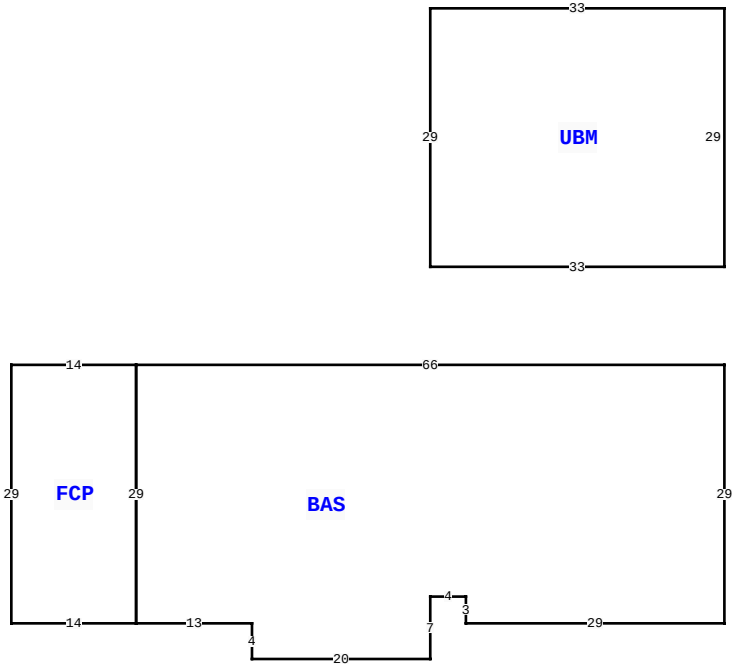
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	162,751
FCP	406	25		102	8,376
UBM	957	20		191	15,684
TOTALS	3,345			2,275	186,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	114.8480	126.33	287,401	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1982 HX Base Yr



6869 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,811
TOTAL MARKET OB/XF VALUE		45,645
TOTAL LAND VALUE - MARKET		41,440
TOTAL MARKET VALUE		273,896
SOH/AGL Deduction		102,230
ASSESSED VALUE		171,666
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		115,255
TOTAL JUST VALUE		273,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056910	Roof Replacement	7,500	11/03/2026
000051820	Roof Replacement	4,200	12/13/2024
000044720	Storage Building	30,000	06/21/2022
40275	POOL ENCL	0	08/04/2020
39868	POOL	0	06/03/2020
31654	M H	638	12/18/2013

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 FCP= W14 S29 E14 N29$ S29 E13 S4 E20 N7 E4 S3 E29 N29$ PTR=N40 UBM= W33 S29E33 N29$S40$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	12	56	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0280	POOL R/CON	0	100	16	26	416.00	UT	70.00	70.00	100	2020	2020	3	91	26,499	
8	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2020	2020	3	70	12,096	

LAND DESCRIPTION

TOTAL OB/XF 45,645

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	100		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,440							

REVIEW DATE 12/26/2024 BY JS Total Acres: 2.96 Total Land Value: 41,440 Market: 0 Agricultural: 0 Common: 41,440 PRINTED 11/17/2026 BY SYS