

COMM NE COR OF SEC 33, RUN W  
113.40 FT TO W R/W US-41, RUN  
S ALONG R/W 1035.40 FT FOR POB

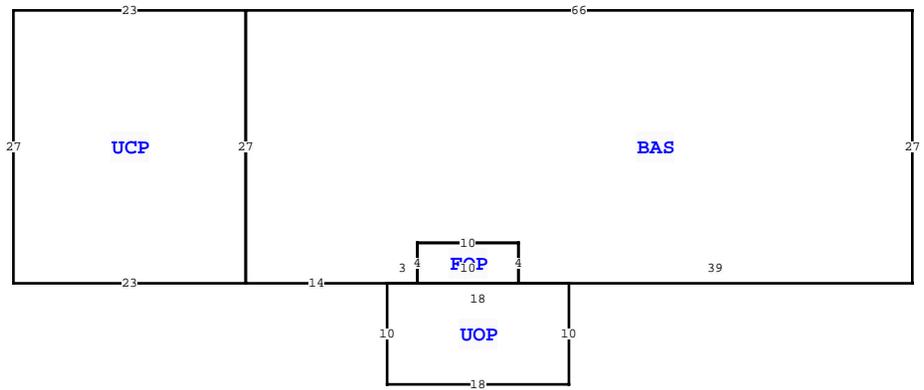
GARCIA HARTLEY K  
6764 S US HIGHWAY 441  
LAKE CITY, FL 32025

**2026**

34-4S-17-08981-001  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2019								
				Heated Area: 1742			HX Base Yr	2019			



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
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	1,742	100		1,742	50,441
FOP	40	35		14	405
UCP	621	20		124	3,590
UOP	180	25		45	1,303
TOTALS	2,583			1,925	55,740

6764 S US HIGHWAY 441 , LAKE CITY

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

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	0070	CARPOT UF	0	100	0	0			0.00	100	2017	2017	3	100	750	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,750

LAND DESCRIPTION																								
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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			55,740
TOTAL MARKET OB/XF VALUE			7,750
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			103,490
SOH/AGL Deduction			49,052
ASSESSED VALUE			54,438
TOTAL EXEMPTION VALUE	HX HB		29,438
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			103,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1170	12/31/2018	QC	U	I	11	100
GRANTOR: CECILIO GARCIA JR & M						
GRANTEE: HARTLEY K GARCIA						
1149/1928	5/05/2008	WD	Q	I		60,000
GRANTOR: JOCK PHELPS & JOHN T						
GRANTEE: CECILIO GARCIA JR &						

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS= W66 UCP= W23 S27 E23 N27\$ S27 E14 UOP= S10 E18 N10W18\$ E3 FOP= E10 N4 W10 S4\$ N4 E10 S4 E39 N27\$.