COMM AT PT WHERE E LINE OF US 44
S LINE OF SE1/4, OF NW1/4 OF SEC
FT, S 9.74 FT, E 209.39 FT TO PO

FARIS BRANDI FAY
7179 S US HWY 441
LAKE CITY, FL 32025

2027

34-4S-17-09003-001

BUILDING CHARACTERISTICS

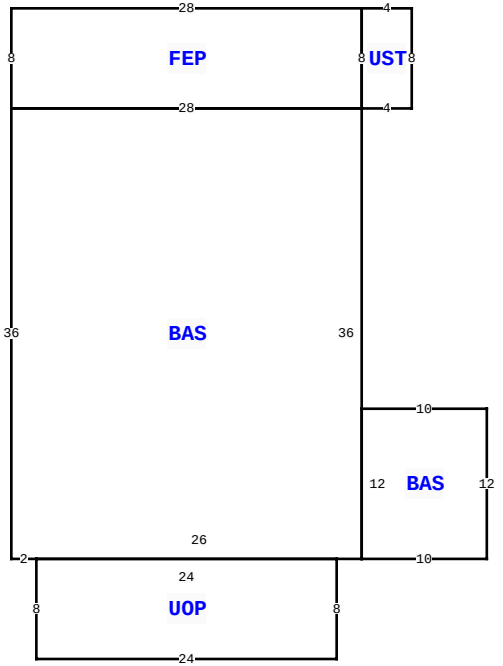
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/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	120	100		120	1,465
BAS	1,008	100		1,008	12,308
FEP	224	80		179	2,186
UOP	192	20		38	464
UST	32	45		14	171
TOTALS	1,576			1,359	16,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,359	55.5000	61.05	82,967	1960	1960	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 1128 HX Base Yr 2026



7181 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

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,800
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	28,840
TOTAL MARKET VALUE	105,840
SOH/AGL Deduction	0
ASSESSED VALUE	105,840
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	54,429
TOTAL JUST VALUE	105,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048486	Mobile Home		10/24/2023
40390	STORAGE	0	08/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1259	7/26/2024	WD	U	I	11	100
GRANTOR: TATUM NANCY MARKHAM						
GRANTEE: FARIS BRANDI FAY						
1295/1586	6/02/2015	QC	U	I	11	100
GRANTOR: NANCY OTTINGER N/K/A						
GRANTEE: NANCY MARKHAM TATUM						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= W28 S8 BAS= S36 E2 UOP= S8 E24 N8 W24$ E26 BAS= E10 N12 W10 S12$ N36 W28$ E28 UST= E4 N8 W4 S8$ N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	20	28	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,840							

REVIEW DATE 12/26/2024 BY randall Total Acres: 2.06 Total Land Value: 28,840 Market: 0 Agricultural: 0 Common: 28,840 PRINTED 11/17/2026 BY SYS

COMM AT PT WHERE E LINE OF US 44
S LINE OF SE1/4, OF NW1/4 OF SEC
FT, S 9.74 FT, E 209.39 FT TO PO

FARIS BRANDI FAY
7179 S US HWY 441
LAKE CITY, FL 32025

2027

34-4S-17-09003-001

BUILDING CHARACTERISTICS

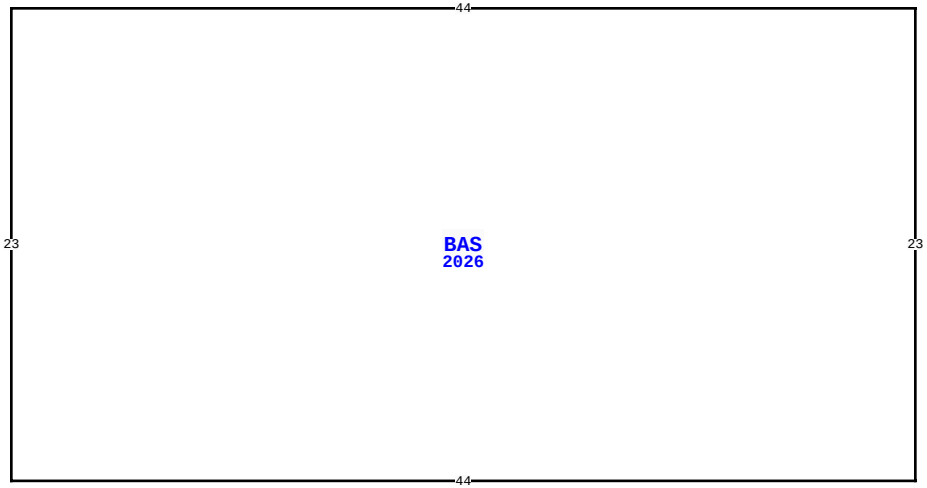
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	0102	SFRES/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	1,012	100	2026	1,012	51,207
TOTALS	1,012			1,012	51,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,012	115.0000	92.00	93,104	1991	1991	0	0	0	45.00	55.00

2 MANUF 1 100% - 2026 Heated Area: 1012 HX Base Yr 2026



7181 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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 2 of 2 3

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BASE TAXABLE VALUE		54,429
TOTAL JUST VALUE		105,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,782

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GRANTOR: NANCY OTTINGER N/K/A						
GRANTEE: NANCY MARKHAM TATUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,11] E44 S23 W44 N23 $
.

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

REVIEW DATE 12/26/2024 BY randall Total Acres: 2.06 Total Land Value: 28,840 Market: 0 Agricultural: 0 Common: 28,840 PRINTED 11/17/2026 BY SYS