

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

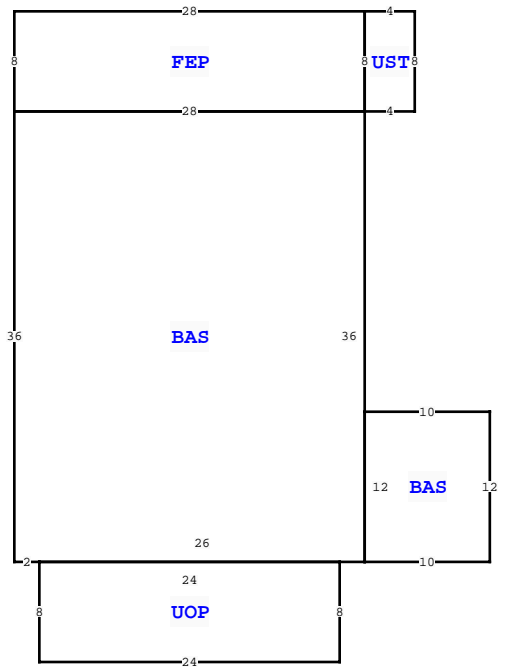
FARIS BRANDI FAY
7179 S US HWY 441
LAKE CITY, FL 32025

2026

34-4S-17-09003-001
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	120	100	
BAS	1,008	100	
FEP	224	80	
UOP	192	20	
UST	32	45	
TOTALS	1,576		

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	62.16	84,475	1960	1960	0	0	50	35.00	20.00
1 SINGLE FAM 0% - 2026 Heated Area: 1128 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			68,742
TOTAL MARKET OB/XF VALUE			9,200
TOTAL LAND VALUE - MARKET			28,840
TOTAL MARKET VALUE			106,782
SOH/AGL Deduction			0
ASSESSED VALUE			106,782
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			55,371
TOTAL JUST VALUE			106,782
NCON VALUE			54,847
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,815

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						

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

TOTAL OB/XF													9,200				
7181 S US HIGHWAY 441 , LAKE CITY													BLD DATE		LGL DATE	05/06/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

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\$.						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

