

COMM NW COR OF NW1/4 OF SE1/4, R
S 630 FT FOR POB, CONT S 262.06
FT, N 261.23 FT, W 1022.21 FT TO

CORBITT DORIS J
13296 S US HWY 441
LAKE CITY, FL 32025

2026

34-5S-17-09493-006



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	11	CLAY TILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		4	100		
Frame	01	NONE	100		
Stories	1.1	1.100			
Architectual Units	05	CONV	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	34517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100		2,418	201,948
FEP	156	80		125	10,440
FEP	348	80		278	23,218
FOP	138	30		41	3,424
FOP	200	30		60	5,011
FSP	112	40		45	3,758
SFB	992	80		794	66,314
UCP	594	20		119	9,939
TOTALS	4,958			3,880	324,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2004		498,541	1976	1976	0	0	35.00	65.00

Heated Area: 3410 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			324,052
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			73,920
TOTAL MARKET VALUE			410,872
SOH/AGL Deduction			190,806
ASSESSED VALUE			220,066
TOTAL EXEMPTION VALUE	HX HB VX VP		120,273
BASE TAXABLE VALUE			99,793
TOTAL JUST VALUE			410,872
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			392,877

SALE:1:1: \$.70 STAMPS
LAND:1:1: JOINS 9493-007 TOTAL 6.16 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2037	2/24/2026	LE U	I	I	14	100
GRANTOR: CORBITT DORIS J (ENH)						
GRANTEE: CORBITT CHRIS EUGEN						
1552/703	10/07/2025	LE U	I	I	14	100
GRANTOR: CORBITT DORIS J (ENH)						
GRANTEE: CORBITT CHRIS EUGEN						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
SFB= W10 UCP= N27 W22 S27 E22\$ W22 FOP= N6 W23S6 E23\$ BAS= W23 FEP= N6 W26 S6 E26\$ W26 FEP= N12 W29 S12 E29\$ W29 S31 E31 FOP= S10 E20 N10W20\$ E47 N31\$ S31 E32 N8 FSP= E7 N16 W7 S16\$ N23\$.	

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	600	
4	0030	BARN,MT	0	0	30	30	900.00	UT	10.00	100	2004	2004	3	100	9,000	
5	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION		TOTAL OB/XF															12,900							
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	0100	C	SFR	100		A-1	0.00	0.00	4.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,920							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							