COMM NE COR OF NW1/4 OF SE1/4, R
POB, CONT S 420 FT, W 210 FT, N
POB.

SHERROD LEROY/SHERROD RHONDA KAY
13172 S US HWY 441
LAKE CITY, FL 32025

2027

34-5S-17-09498-000

BUILDING CHARACTERISTICS

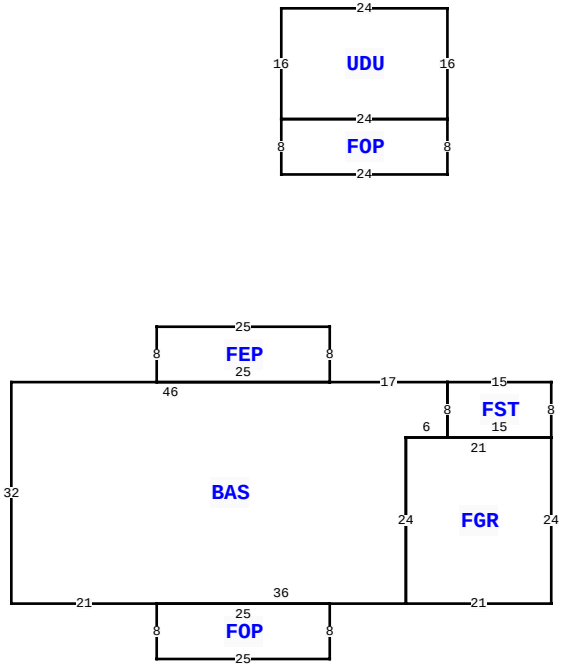
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	34517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	143,655
FEP	200	80		160	12,279
FGR	504	55		277	21,257
FOP	192	30		58	4,451
FOP	200	30		60	4,605
FST	120	55		66	5,065
UDU	384	55		211	16,192
TOTALS	3,472			2,704	207,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	107.3280	118.06	319,234	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1872 HX Base Yr 2000



13172 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	207,502
TOTAL MARKET OB/XF VALUE	45,111
TOTAL LAND VALUE - MARKET	32,320
TOTAL MARKET VALUE	284,933
SOH/AGL Deduction	111,458
ASSESSED VALUE	173,475
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	122,064
TOTAL JUST VALUE	284,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32537	STORAGE	150	12/12/2014
32530	MAINT/ALTR	55	12/10/2014
12402	POOL	120	04/14/1997

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N8 W25 S8 E25$ W46 S32 E21 FOP= S8 E25 N8W25$ E36 FGR= E21 N24 W21 S24$ N24 E6 FST= E15 N8 W15 S8$N8$ PTR= N30 FOP= N8 UDU= N16 W24 S16 E24$ W24 S8 E24$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	489.00	UT	1.40	1.40	100	0	0	3	100	685	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	860.00	UT	1.50	1.50	100	1997	1997	3	100	1,290	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
6	0169	FENCE/WOOD	0	100	25	8	200.00	UT	7.50	7.50	100	2004	2004	3	100	1,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
8	0040	BARN,POLE	0	100	20	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
9	0030	BARN,MT	0	0	30	50	1,500.00	UT	9.00	9.00	100	2015	2015	3	100	13,500	
10	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 45,111

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	1.09	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,440							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	14,880							

REVIEW DATE 09/21/2017 BY BC Total Acres: 2.02 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 11/17/2026 BY SYS