LOTS 9,10,11,12,13,20,21,22,23 &
BLOCK 3 MASON CITY.

STEWARD FRANK W/STEWARD ANNE R
10985 S US HWY 441
LAKE CITY, FL 32025

2024

22-5S-17-09328-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

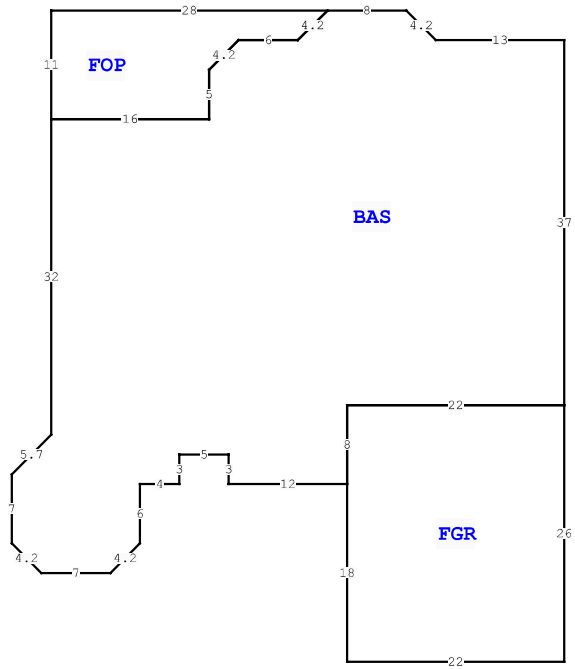
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	209,126
FGR	572	55	315	30,357
FOP	212	30	64	6,168
TOTALS	2,954		2,549	245,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	120.9516	116.11	295,964	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM - 100% - 2007 Heated Area: 2170 HX Base Yr 2007



10985 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,650
TOTAL MARKET OB/XF VALUE		28,514
TOTAL LAND VALUE - MARKET		14,195
TOTAL MARKET VALUE		288,359
SOH/AGL Deduction		78,795
ASSESSED VALUE		209,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,564
TOTAL JUST VALUE		288,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24485	ADDN SFR	45	05/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1090/0171	7/13/2006	WD	Q	V		265,000
GRANTOR: EDIX INVESTMENTS INC						
GRANTEE: FRANK W & ANNE R ST						
1059/2179	9/12/2005	WD	Q	V		58,000
GRANTOR: VERNAL L HUFFINES						
GRANTEE: EDIX INVESTMENTS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L3 U3 W8 FOP= W28 S11 E16 N5 R3 U3 E6 R3 U3 $ D3 L3 W6 D3 L3 S5 W16 S32 D4 L4 S7 R3 D3 E7 U3 R3 N6 E4 N3 E5 S3 E12 FGR= S18 E22 N26 W22 S8$ N8 E22 N37$.

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	0280	POOL R/CON	0	100	28	14	392.00	UT	70.00	70.00	100	2006	2006	3	58	15,915	
2	0282	POOL ENCL	0	100	27	37	999.00	UT	15.00	15.00	40	2006	2006	3	40	5,994	
3	0166	CONC,PAVMT	0	100	0	0	1,922.00	UT	2.50	2.50	100	2006	2006	3	100	4,805	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 28,514

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.67	AC		1.00	1.00	0.85	10,000.00	8,500.00	14,195							

REVIEW DATE 08/24/2017 BY BC Total Acres: 1.67 Total Land Value: 14,195 Market: 0 Agricultural: 0 Common: 14,195 PRINTED 09/28/2023 BY SYS