NE DIV: NE1/4 OF BLOCK 31.

QC 1188-2245, DC 1410-1028, WD 1

TWENTYEIGHT FOURTEEN LLC
930 NE JOE CONEY TER
LAKE CITY, FL 32055

2026

00-00-00-10926-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

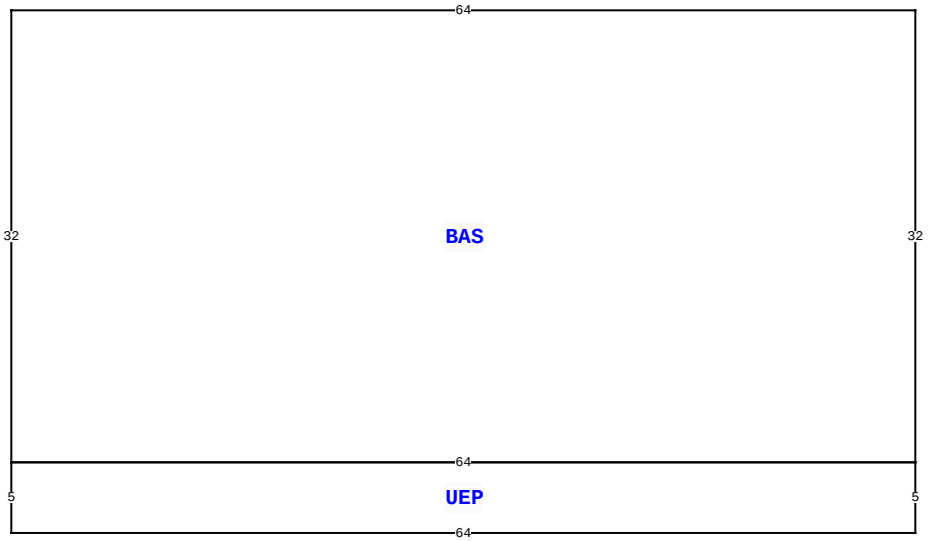
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		810317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	89,744
UEP	320	60		192	8,414
TOTALS	2,368			2,240	98,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,240	103.1100	87.64	196,314	1977	1977	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 0 Heated Area: 2048 HX Base Yr



546 NE MONTANA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	98,157
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	5,265
TOTAL MARKET VALUE	104,522
SOH/AGL Deduction	0
ASSESSED VALUE	104,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,522
TOTAL JUST VALUE	104,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00599			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1038	4/23/2020	WD	Q	I	01	84,000
GRANTOR: WILLIAMS EDNA D BY JA						
GRANTEE: TWENTYEIGHT FOURTEE						
1188/2245	1/28/2010	QC	U	I	11	100
GRANTOR: DAVIE WILLIAMS JR						
GRANTEE: DAVIE WILLIMS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S32 UEP= S5 E64 N5 W64$E64 N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0800	C	MULTI-FAM	0		*RMF	-190.00	130.00	11,700.00	SF		1.00	1.00	0.90	0.50	0.45	5,265							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.27 Total Land Value: 5,265 Market: 0 Agricultural: 0 Common: 5,265 PRINTED 11/07/2025 BY SYS