W DIV: COMM NW COR, RUN S 105 FT
POB, CONT S 105 FT, E 154.3 FT,
W 152 FT TO POB. BLOCK G

SAMSUM, LLC
394 SW LAKE VIEW AVE
LAKE CITY, FL 32055

2026

00-00-00-12320-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

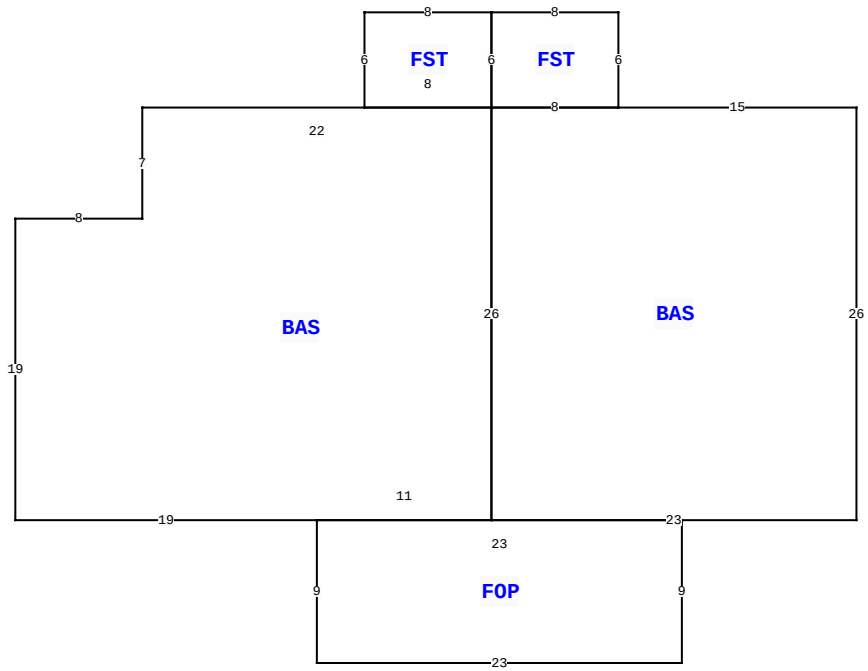
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	27,460
BAS	724	100		724	33,246
FOP	207	30		62	2,847
FST	48	55		26	1,194
FST	48	55		26	1,194
TOTALS	1,625			1,436	65,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,436	108.0450	91.84	131,882	1940	1970	0	0	0	50.00	50.00

1 DUPLEX 0% - 2023 Heated Area: 1322 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

439 NW ORANGE ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,947
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	148,647
SOH/AGL Deduction	0
ASSESSED VALUE	148,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,647
TOTAL JUST VALUE	148,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0801	REROOF BLDG #2	4,001	09/30/2025
0802	REROOF BLDG #1	4,001	09/30/2025
409	MAINT/ALTR	50	09/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1790	9/14/2022	WD	U	I	11	100
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SAMSUM, LLC						
1465/1868	4/29/2022	WD	U	I	19	245,000
GRANTOR: JORDAN ROBERT F ESTAT						
GRANTEE: M & J SAMPSON LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FST= N6 W8 S6 E8$ W8 FST= N6 W8 S6 E8$ BAS= W22 S7 W8 S19 E19 FOP= S9 E23N9 W23$ E11 N26$ S26 E23 N26$.

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	0080	DECKING	0	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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		*RSF-3	0.00	0.00	16,100.00	SF		1.00	1.00	1.00	1.00	1.00	16,100							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.37 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/18/2025 BY SYS

W DIV: COMM NW COR, RUN S 105 FT
POB, CONT S 105 FT, E 154.3 FT,
W 152 FT TO POB. BLOCK G

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Story Height		9 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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BAS	724	100		724	33,279
FOP	207	30		62	2,850
FST	48	55		26	1,195
FST	48	55		26	1,195
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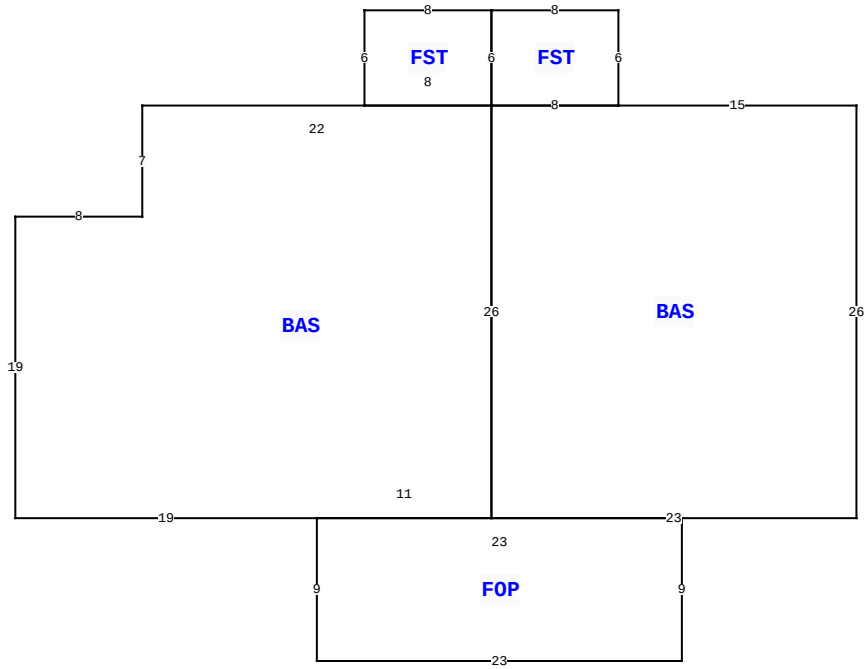
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,436	108.1500	91.93	132,011	1940	1975	0	0	0	50.00	50.00

2 DUPLEX 0% - 2023 Heated Area: 1322 HX Base Yr



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LAND DESCRIPTION

TOTAL OB/XF 0

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

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