W DIV: LOTS 28, 29 & 30 BLOCK 5
S/D.EX BEG

SAMSUM LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

00-00-00-12557-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

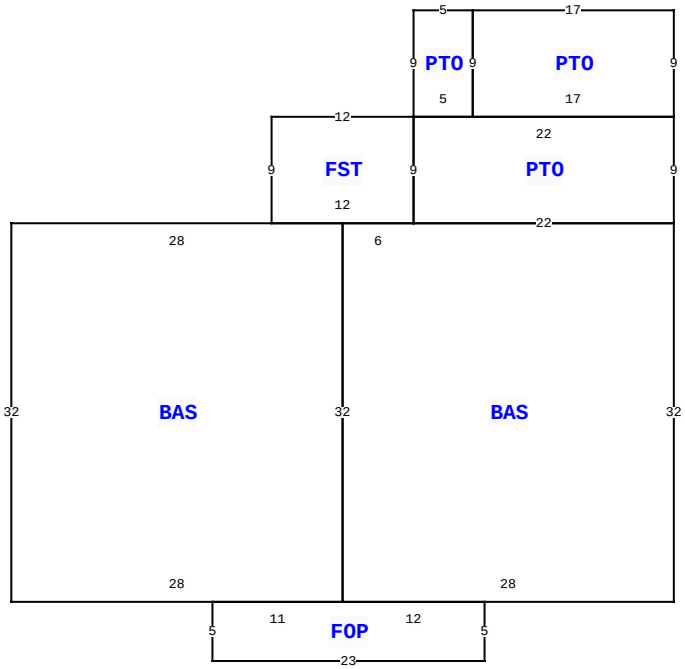
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
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	896	100		896	37,248
BAS	896	100		896	37,248
FOP	115	30		34	1,413
FST	108	55		59	2,453
PTO	45	5		2	83
PTO	153	5		8	333
PTO	198	5		10	416
TOTALS	2,411			1,905	79,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	1,905	116.4450	98.98	188,557	1968	1968	0	0	8	50.00	42.00

1 DUPLEX 0% - 0 Heated Area: 1792 HX Base Yr



328 SW MCFARLANE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	157,485
TOTAL MARKET OB/XF VALUE	1,572
TOTAL LAND VALUE - MARKET	16,538
TOTAL MARKET VALUE	175,595
SOH/AGL Deduction	0
ASSESSED VALUE	175,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,595
TOTAL JUST VALUE	175,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0173	REROOF -METAL OVE		03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2288	6/30/2025	WD	Q	I	01	325,000
GRANTOR: HUNTLEE INVESTMENTS I						
GRANTEE: SAMSUM LLC						
0835/0790	2/20/1997	WD	Q	I		102,000
GRANTOR: THOMAS J PIAZZA						
GRANTEE: HUNTLEE INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N9 PTO= N9 W17 PTO= W5 S9 E5 N9$ S9 E17$ W22 S9 E22$ BAS= W22 FST= N9W12 S9 E12$ W6 BAS= W28 S32 E28 N32$ S32 FOP= W11 S5 E23 N5 W12$ E28 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	300	
2	0060	CARPORT F	0	0	12	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	3.50	3.50	25	1993	1993	3	25	84	
5	0294	SHED WOOD/	0	0	10	10	100.00	UT	3.50	3.50	25	1993	1993	3	25	88	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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-2	126.00	125.00	15,750.00	SF		1.00	1.00	1.05	1.00	1.05	16,538							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.36 Total Land Value: 16,538 Market: 0 Agricultural: 0 Common: 16,538 PRINTED 10/01/2025 BY SYS

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Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
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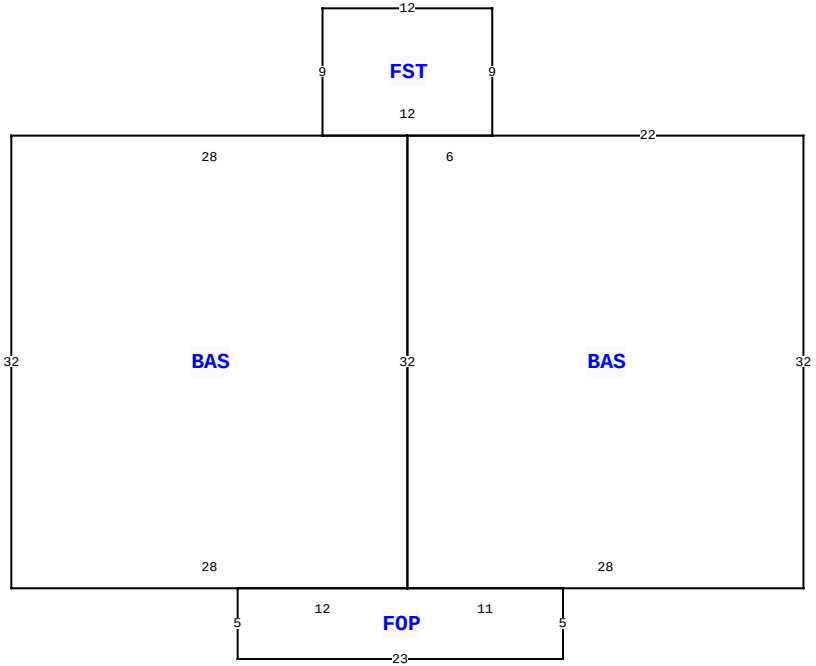
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	37,214
BAS	896	100		896	37,214
FOP	115	30		34	1,412
FST	108	55		59	2,451
TOTALS	2,015			1,885	78,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	1,885	116.3400	98.89	186,408	1968	1968	0	0	8	50.00	42.00

2 DUPLEX 0% - 0 Heated Area: 1792 HX Base Yr



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FOP= W12 S5 E23 N5 W11$ E28 N32$.

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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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