C DIV: SE1/4 BLOCK 43.

494-354, 634-82, PB 842-2400, 92

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

2026

00-00-00-12766-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

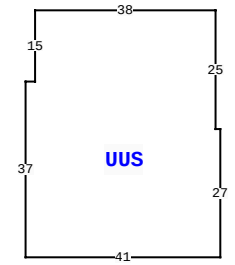
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

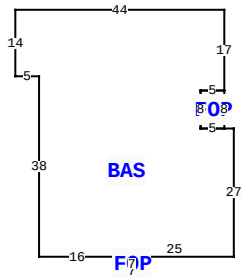
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100		2,112	76,360
FOP	21	30		6	217
FOP	40	30		12	434
UUS	2,077	40		831	30,045
TOTALS	4,250			2,961	107,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,961	97.7105	72.31	214,110	1900	1973	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 2112 HX Base Yr





220 S MARION AVE, 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	147,689
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	174,439
SOH/AGL Deduction	0
ASSESSED VALUE	174,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,439
TOTAL JUST VALUE	174,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,439

LAND:1:1: ADJ4;CORNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-097			08/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/1764	1/29/2021	WD	U	I	37	12,000
GRANTOR: CHARLES COLIN MELVYN						
GRANTEE: TWENTYEIGHT FOURTEE						
1329/1864	12/08/2016	WD	U	I	18	70,000
GRANTOR: STATES RESOURCES CORP						
GRANTEE: COLIN MELVYN CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E5 S38 E16 FOP= S3 E7 N3 W7$ E25 N27 W2 FOP= N8 W5 S8 E5$ W5 N8 E5 N17$ PTR= N30 UUS= N27 W1 N25 W38 S15 W2 S37 E41$ 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	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1700	C	1STORY OFF	0		*CG	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250							

REVIEW DATE 05/13/2025 BY ME Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS

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2026

00-00-00-12766-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

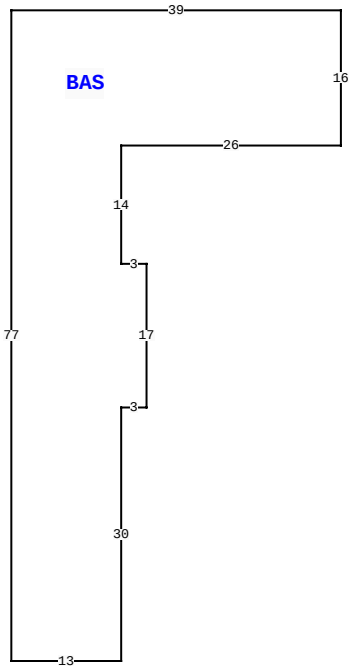
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		4 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	40,634
TOTALS	1,468			1,468	40,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	04	1,468	89.2836	55.36	81,268	1930	1960	0	0	0	50.00	50.00

2 M/FAM LOW 0% - 2022 Heated Area: 1468 HX Base Yr



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GRANTEE: TWENTYEIGHT FOURTEE						
1329/1864	12/08/2016	WD	U	I	18	70,000
GRANTOR: STATES RESOURCES CORP						
GRANTEE: COLIN MELVYN CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S77 E13 N30 E3 N17 W3 N14 E26 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/13/2025 BY ME Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS