S DIV: LOT 35 BLOCK F CANOVA SUB
740-465, 746-1681, 771-1548, 815

BIG ROON LLC
1130 NW ASH DR
LAKE CITY, FL 32055

2026

00-00-00-13718-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

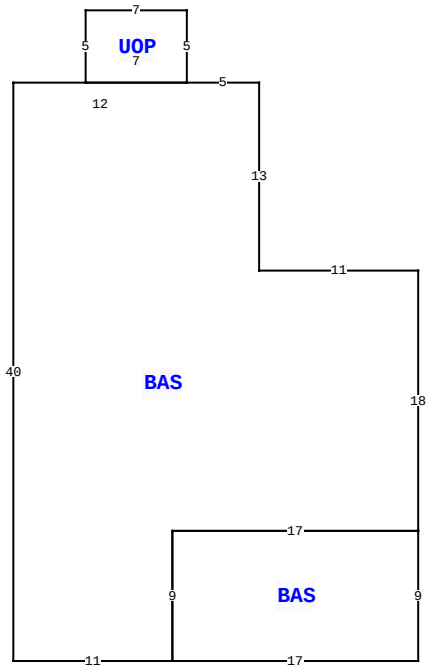
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	153	100		153	12,041
BAS	824	100		824	64,851
UOP	35	20		7	551
TOTALS	1,012			984	77,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	984	108.1080	121.08	119,143	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 977 HX Base Yr



440 SE CAMP 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	77,443
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	5,400
TOTAL MARKET VALUE	83,493
SOH/AGL Deduction	0
ASSESSED VALUE	83,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,493
TOTAL JUST VALUE	83,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,493

SALE:4:1: LOT 35 BLK F CANOVA S/D

SALE:3:1: LOT 35, BLK F, CANOVA S/D-ASSIGNMENT OF

SALE:2:1: $.70 STAMPS

SALE:1:1: LOT 35 BLK F CANOVA S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1381/1703	4/01/2019	WD	Q	I	05	203,000
GRANTOR: JOHN MICHAEL LEE AS I						
GRANTEE: BIG ROON LLC						
1264/2250	11/08/2013	WD	U	I	12	21,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JOHN MICHAEL LEE AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N13 W5 UOP= N5 W7 S5 E7$ W12 S40 E11 BAS= E17 N9 W17 S9$ N9 E17 N18$.

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	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 650

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	0100	C	SFR	0		00	60.00	120.00	7,200.00	SF		1.00	1.00	1.00	0.75	0.75	5,400							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.17 Total Land Value: 5,400 Market: 0 Agricultural: 0 Common: 5,400 PRINTED 10/29/2025 BY SYS