S DIV: LOTS 6, 7 & 8 BLOCK A WIL

1119-1482, WD 1130-833, DC 1430-

ROOT CELLAR PROPERTY, LLC
203 NW JOHN POND CT
LAKE CITY, FL 32055

2026

00-00-00-14255-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

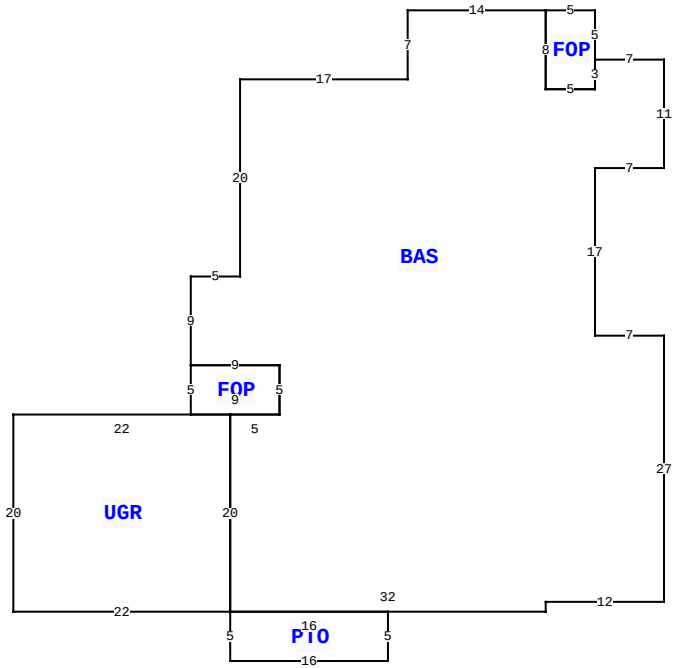
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,343	100		2,343	186,668
FOP	40	30		12	956
FOP	45	30		14	1,115
PTO	80	5		4	319
UGR	440	45		198	15,775
TOTALS	2,948			2,571	204,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	109.4400	122.57	315,127	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2343 HX Base Yr



1241 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	204,833
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	24,810
TOTAL MARKET VALUE	231,043
SOH/AGL Deduction	0
ASSESSED VALUE	231,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,043
TOTAL JUST VALUE	231,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
412	MAINT/ALTR	60	01/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/2791	7/27/2022	WD	U	I	11	100
GRANTOR: GREEN JORDAN L						
GRANTEE: GREEN JORDAN L						
1470/2723	7/13/2022	WD	U	I	11	100
GRANTOR: GREEN BONNIE S						
GRANTEE: ROOT CELLAR PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S20 W5 S9 FOP= S5 E9 N5 W9$ E9 S5 W5 UGR= W22 S20 E22 N20$ S20 PTO= S5 E16N5 W16$ E32 N1 E12 N27 W7 N17 E7 N11 W7 FOP= N5 W5 S8 E5 N3$ S3 W5 N8 W14 S7$.

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	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		*RSF-2	265.00	200.00	33,080.00	SF		1.00	1.00	1.00	0.75	0.75	24,810							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.76 Total Land Value: 24,810 Market: 0 Agricultural: 0 Common: 24,810 PRINTED 10/10/2025 BY SYS