COMM SE COR OF SEC, RUN W 1424.3 FT, NE 1060 FT, NW 120 FT FOR PO 329.50 FT TO E R/W CR-341, NE AL

BOONE CHARLES/BOONE JEANETTE
489 SW SEAN PLACE
LAKE CITY, FL 32024

2026

01-4S-16-02702-999

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

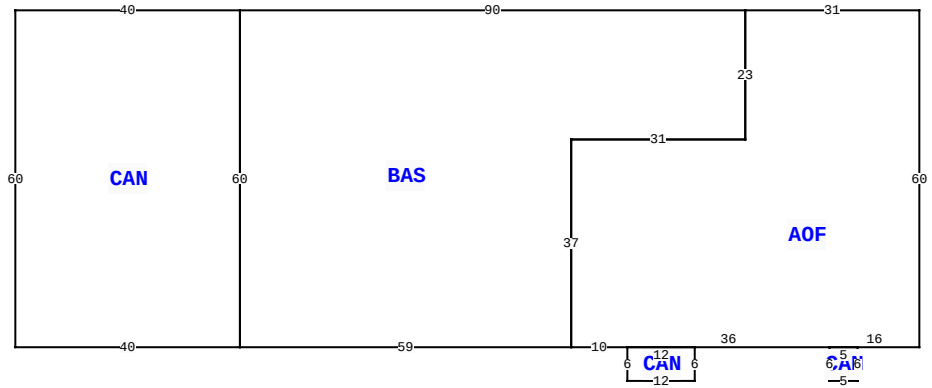
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		16 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,007	150		4,510	181,150
BAS	4,253	100		4,253	170,828
CAN	30	30		9	362
CAN	72	30		22	883
CAN	2,400	30		720	28,920
TOTALS	9,762			9,514	382,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,514	110.1157	41.84	398,066	2019	2019	0	0	0	4.00	96.00

1 PREF M B A 0% - 0 Heated Area: 7260 HX Base Yr



1115 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	382,143
TOTAL MARKET OB/XF VALUE	27,364
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	463,507
SOH/AGL Deduction	0
ASSESSED VALUE	463,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,507
TOTAL JUST VALUE	463,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0506	COMMERCIAL	2,676	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0833/0307	12/30/1996	WD	Q	V		50,000

GRANTOR: SMITH & FEAGLE

GRANTEE: BOONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W90 S60 E59 N37 E31 N23 $
AOF=[ORIG=-31,60] E10 E36 E16 N60 W31 S23 W31 S37 $
CAN=[ORIG=-90,0] W40 S60 E40 N60 $
CAN=[ORIG=-21,60] S6 E12 N6 W12 $
CAN=[ORIG=15,60] S6 E5 N6 W5 $
.

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	0260	PAVEMENT-A	0	0	0	0	7,700.00	UT	1.60	1.60	100	2019	2019	3	100	12,320	
2	0166	CONC,PAVMT	0	0	6	62	372.00	UT	2.00	2.00	100	2019	2019	3	100	744	
3	0150	CLFENCE 8	0	0	0	0	1,430.00	UT	10.00	10.00	100	2019	2019	3	100	14,300	

LAND DESCRIPTION

TOTAL OB/XF 27,364

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	4817	C	STORG/ OFF	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 09/30/2019 BY ME Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/18/2025 BY SYS