

NW1/4 OF SE1/4 & COMM AT THE
NW COR OF NW1/4 OF SE1/4, RUN
S 1.91 FT, E 23.29 FT FOR POB,

NEWBURN ROAD LAND GROUP LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

03-4S-16-02740-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories		2. 2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	113,341
FOP	132	30		40	3,006
FSP	250	40		100	7,516
FUS	1,394	100		1,394	104,772
UGR	750	45		338	25,404
UST	698	45		314	23,600

TOTALS	4,732			3,694	277,639
EXTRA FEATURES					

L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		RSF-2	0.00	0.00	39.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	199,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,694 103.2412 115.63 427,137 1979 1979 0 0 0 35.00 65.00

1 SINGLE FAM 0% - 0 Heated Area: 2902 HX Base Yr

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

818 SW COUNTY ROAD 252B , LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		277,639	
TOTAL MARKET OB/XF VALUE		9,600	
TOTAL LAND VALUE - MARKET		199,000	
TOTAL MARKET VALUE		486,239	
SOH/AGL Deduction		0	
ASSESSED VALUE		486,239	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		486,239	
TOTAL JUST VALUE		486,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/2341	5/10/2012	WD	U	I	30	350,000
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: NEWBURN ROAD LAND G						
1066/0426	11/21/2005	WD	Q	I		600,000
GRANTOR: P D HORNE						
GRANTEE: RESIDENTIAL DEVELOP						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W41 S40 E13 FOP= E22 N6W22 S6\$ N6 E22 S6 E6 UGR= E25 N30 W25 S30\$ N30 FSP= E25N10 W25 S10\$ N10\$ PTR=N50 FUS= W41 S34 E41 N20 UST= E6S20 E17 N40 W17 S17 W6 S3\$ N14\$ S50\$.																	