BEG 432 FT S OF NW COR OF SW1/4
220 FT, E TO W R/W US-441, N 245
S 25 FT, W TO POB. EX RD. EX 1.5

ANGELA JOVANNA LLC
1120 EDDYSTONE LN
PONTE VEDRA, FL 32081

2026

08-4S-17-08196-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

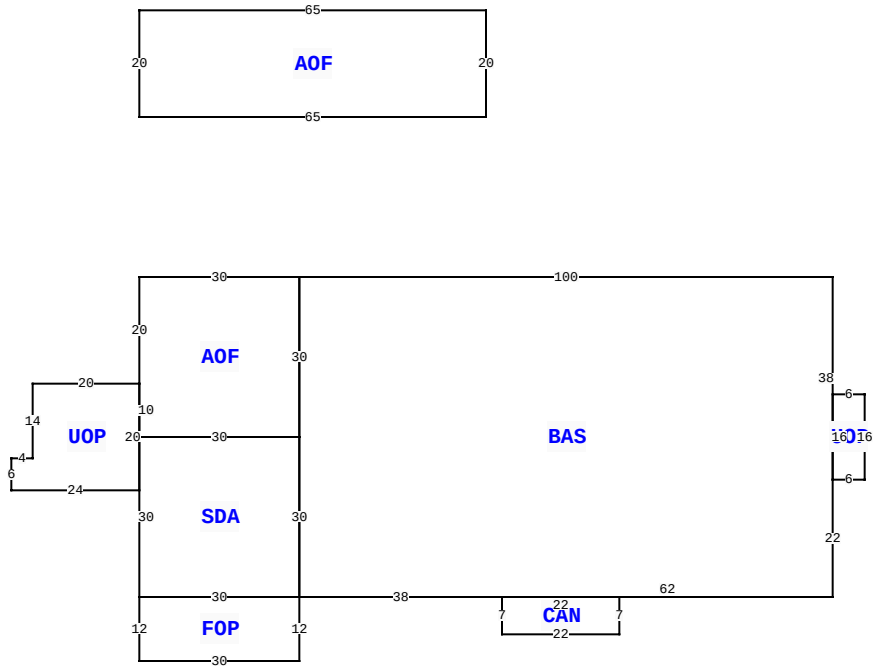
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	150		1,350	30,898
AOF	1,300	150		1,950	44,630
BAS	6,000	100		6,000	137,323
CAN	154	30		46	1,053
FOP	360	25		90	2,060
SDA	900	185		1,665	38,107
UOP	96	30		29	664
UOP	424	30		127	2,906
TOTALS	10,134			11,257	257,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	11,257	81.3400	34.16	384,539	2000	2000	0	0	0	33.00	67.00

2 MANUF LGHT 0% - 0 Heated Area: 9100 HX Base Yr



2698 S MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,641
TOTAL MARKET OB/XF VALUE	9,868
TOTAL LAND VALUE - MARKET	37,625
TOTAL MARKET VALUE	305,134
SOH/AGL Deduction	0
ASSESSED VALUE	305,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,134
TOTAL JUST VALUE	305,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,825

XFOB:4:1: HORTON MH

BLDG:1:1: HORTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16425	COMMERCIAL	965	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/537	2/07/2025	QC	U	I	11	0
GRANTOR: MARBLE TODAY INC						
GRANTEE: ANGELA JOVANNA LLC						
1242/1063	8/29/2012	CT	U	I	18	175,000
GRANTOR: CLERK OF COURT (BORDE						
GRANTEE: MARBLE TODAY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 AOF= W30 PTR= N30 AOF= E65 N20 W65 S20$ S30$ S20
UOP= W20 S14 W4 S6 E24 N20$S10 E30 N30$ S30 SDA= W30 S30 E30
N30$ S30 FOP= W30 S12 E30 N12$ E38 CAN= S7 E22 N7W22$ E62 N22
UOP= E6 N16 W6 S16$ N38 $.

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	9,868.00	UT	1.00	1.00	100	2000	2000	3	100	9,868	

LAND DESCRIPTION

TOTAL OB/XF 9,868

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	4100	C	LIGHT MFG	0		CI	0.00	0.00	1.75	AC		1.00	1.00	1.00	21,500.00	21,500.00	37,625							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.75 Total Land Value: 37,625 Market: 0 Agricultural: 0 Common: 37,625 PRINTED 11/18/2025 BY SYS