LOT 2 BLOCK 4 LAKESIDE HEIGHTS S
643-199, 667-195, 714-784, 925-2

LINTON BRIAN/LINTON MEGAN
2992 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

08-4S-17-08225-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

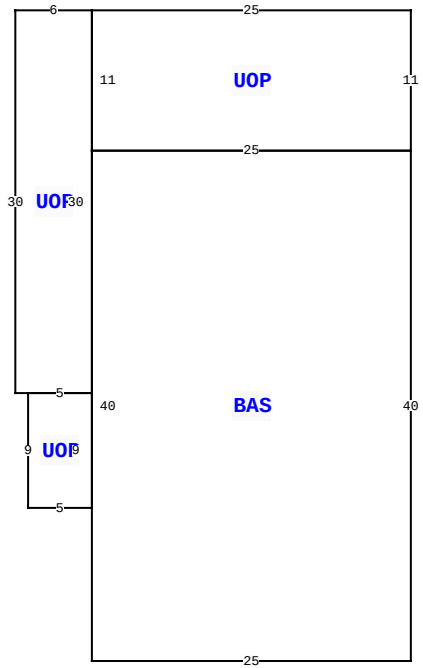
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	81,536
UOP	45	20		9	734
UOP	180	20		36	2,935
UOP	275	20		55	4,484
TOTALS	1,500			1,100	89,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	111.9960	125.44	137,984	1928	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1000 HX Base Yr



2227 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	139,059
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	176,559
SOH/AGL Deduction	0
ASSESSED VALUE	176,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,559
TOTAL JUST VALUE	176,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/2557	12/20/2024	QC	U	I	11	100
GRANTOR: DREW DEVELOPMENTS						
GRANTEE: LINTON BRIAN						
1481/51	11/30/2022	CD	U	I	18	123,100
GRANTOR: SANDIFER WAYMON						
GRANTEE: DREW DEVELOPMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W25 UOP= W6 S30 E1 UOP= S9 E5 N9 W5$ E5 N30$ S11 BAS= S40 E25 N40 W25$ E25 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	150.00	FF		1.00	1.00	1.25	200.00	250.00	37,500							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/19/2025 BY SYS

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Heating Type	03	FORCED AIR 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	05	05

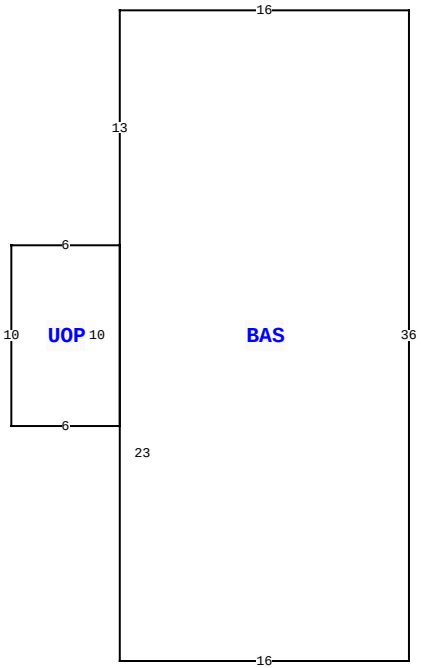
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	48,361
UOP	60	20		12	1,008
TOTALS	636			588	49,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	588	115.3280	129.17	75,952	1928	1928	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 576 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,559

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GRANTOR: SANDIFER WAYMON						
GRANTEE: DREW DEVELOPMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S13 UOP= W6 S10 E6 N10 $ S23 E16 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/19/2025 BY SYS