THE N 273.97 FT OF S 547.94 FT
OF SE1/4 OF SW1/4 AS LIES E
OF JAN RD.(AKA PART OF PARNELL

COLLIER CATINA/ROSSIN MARK
175 NW JAN CT
LAKE CITY, FL 32055

2026

10-3S-16-02054-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

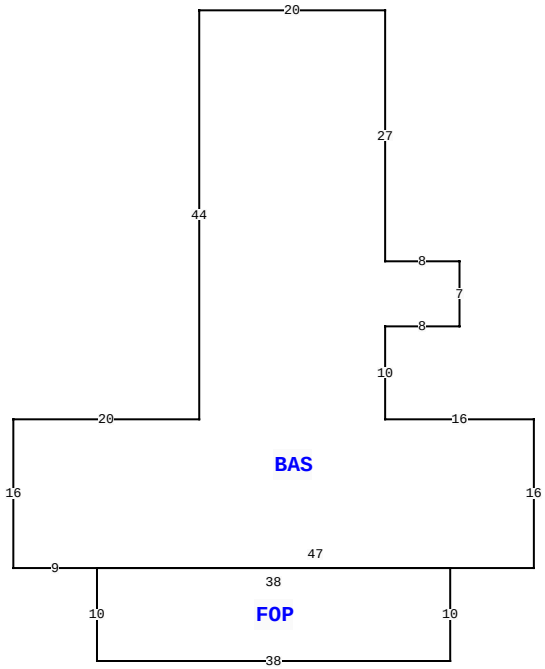
NEIGHBORHOOD/LOC 10316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	125,439
FOP	380	30		114	7,806
TOTALS	2,212			1,946	133,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	94.0500	105.34	204,992	1940	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1832 HX Base Yr 2016



175 NW JAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,245
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,466
TOTAL MARKET VALUE		142,711
SOH/AGL Deduction		59,518
ASSESSED VALUE		83,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,471
TOTAL JUST VALUE		142,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18478	RELOCATE	100	07/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0923/1172	3/23/2001	WD	Q	V		6,000
GRANTOR: JOHN & LENA MARTIN						
GRANTEE: CATINA COLLIER & MA						
0863/2184	8/06/1998	WD	Q	V		4,000
GRANTOR: JOSEPH POOLEY (A WIDO						
GRANTEE: JOHN W & LENA M MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S44 W20 S16 E9 FOP= S10 E38 N10 W38$ E47 N16 W16 N10 E8 N7 W8 N27$.

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	100		A-1	0.00	0.00	0.94	AC		1.00	1.00	1.06	9,500.00	10,070.00	9,466							

REVIEW DATE 02/15/2023 BY KS Total Acres: 0.94 Total Land Value: 9,466 Market: 0 Agricultural: 0 Common: 9,466 PRINTED 10/07/2025 BY SYS