COMM SE COR OF N1/2 OF SE1/4 OF
459.61 FT FOR POB, RUN W 155.03
OF JUSTIN AVE, N 39.19 FT TO POI

WILLIS JAMIE M
286 SW JUSTIN GLN
LAKE CITY, FL 32024

2026

10-4S-16-02866-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

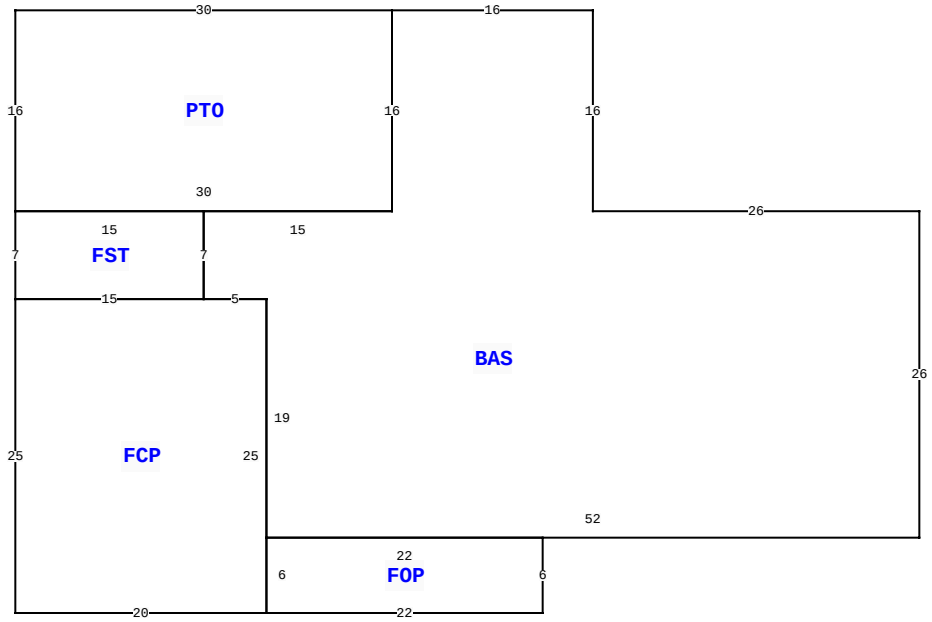
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	157,568
FCP	500	25		125	11,988
FOP	132	30		40	3,836
FST	105	55		58	5,562
PTO	480	5		24	2,302
TOTALS	2,860			1,890	181,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	114.1690	127.87	241,674	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 1643 HX Base Yr 2018



286 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,256
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,406
SOH/AGL Deduction		79,813
ASSESSED VALUE		137,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,871
TOTAL JUST VALUE		217,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052558	Roof Replacement	19,000	03/12/2025
13292	PUMP/UTPOL	30	11/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0904	5/08/2020	WD	U	I	30	100
GRANTOR: JARED D WILLIS						
GRANTEE: JAMIE M WILLIS						
1347/1180	10/18/2017	WD	Q	I	01	143,500
GRANTOR: ANDREW ALLEN & KATHRY						
GRANTEE: JARED D & JAMIE M W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N16 W16 PTO= W30 S16 E30 N16$ S16 W15 FST= W15 S7 E15 N7$ S7 FCP= W15 S25 E20 N25 W5$ E5 S19 FOP= S6 E22 N6 W22$ E52 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.79 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS