COMM SE COR OF N1/2 OF SE1/4
OF SE1/4, RUN W 1032.53 FT TO
E R/W SR-247, NE ALONG R/W

GLENN STEPHEN TRUSTEE OF THE
STEPHEN GLENN REVOCABLE TRUST, 185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

10-4S-16-02866-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

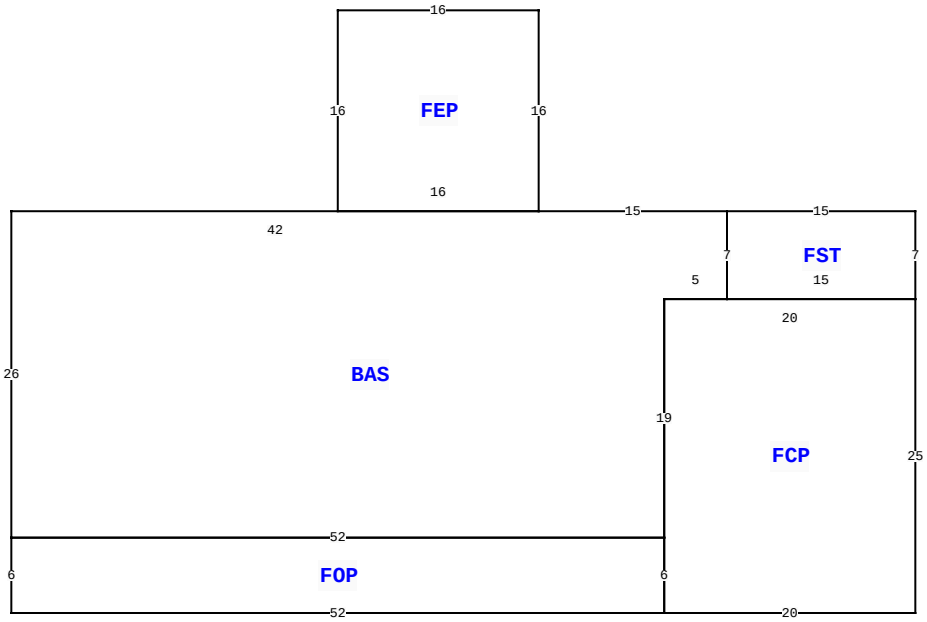
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,387	100		1,387	115,578
FCP	500	25		125	10,416
FEP	256	80		205	17,083
FOP	312	30		94	7,833
FST	105	55		58	4,833
TOTALS	2,560			1,869	155,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	114.4600	128.20	239,606	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1387 HX Base Yr



145 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	155,744
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	191,394
SOH/AGL Deduction	4,602
ASSESSED VALUE	186,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,792
TOTAL JUST VALUE	191,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/2389	4/17/2019	QC	U	I	11	100
GRANTOR: NICHOLAS LILOVICH						
GRANTEE: STEVEN LILOVICH						
1382/2391	4/16/2019	WD	Q	I	01	125,000
GRANTOR: STEVEN LILOVICH						
GRANTEE: STEPHEN GLENN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N16 W16 S16 E16$ W42 S26 FOP= S6 E52 N6 W52$
E52 FCP= S6 E20 N25 W20 S19$ N19 E5 FST= E15 N7 W15 S7$ N7$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 650

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	0100	C	SFR	0		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: 0.65 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS