

COMM SE COR OF N1/2 OF SE1/4 OF
669.61 FT, W 432.60 FT TO E R/W
ALONG R/W 182 FT FOR POB, CONT S

THE SJ 2531 REVOCABLE TRUST DATED JANUARY 3, 2024
2675 SW SR 247
LAKE CITY, FL 32024

2026

10-4S-16-02866-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	119,491
FEP	256	80		205	17,661
FGR	380	55		209	18,006
FOP	160	30		48	4,135
FST	105	55		58	4,997
TOTALS		2,288		1,907	164,290

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,907	118.3400	132.54	252,754	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 1995 Heated Area: 1387 HX Base Yr 1995											
2675 SW STATE ROAD 247 , LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2025 MLU											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,290	
TOTAL MARKET OB/XF VALUE		1,750	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		201,040	
SOH/AGL Deduction		92,506	
ASSESSED VALUE		108,534	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		57,812	
TOTAL JUST VALUE		201,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048308	Roof Replacement	14,700	10/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/347	1/03/2024	QC U	I	11		100
GRANTOR: GEORGE LEROY JOSEPH J						
GRANTEE: THE SJ 2531 REVOCAB						
1243/2524	10/30/2012	WD U	I	30		100
GRANTOR: JERELINE R GEORGE						
GRANTEE: LEROY J GEORGE						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS= W15 FEP= N16 W16 S16 E16\$ W42 S26 E32 FOP= S8 E20 N8 W20\$ E20 FGR= E20 N19 W20 S19\$ N19 E5 FST= E15 N7 W15 S7\$ N7\$.										