LOT 1 BISON ESTATES

2911 PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

**2026**

**14-2S-16-01608-101**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 04 | 04 |

DOR CODE 9901 AC/XFOB

MAP NUM | MKT AREA 03

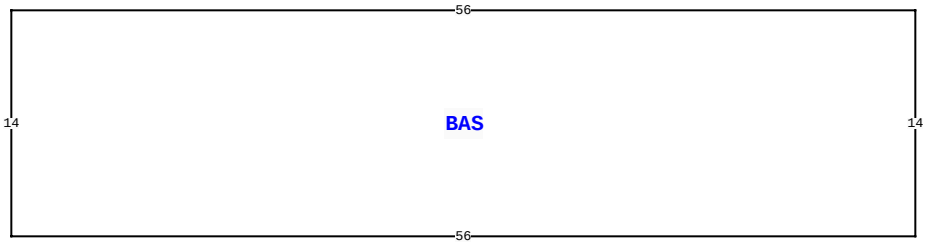
NEIGHBORHOOD/LOC 14216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | | 784 | 16,605 |
| TOTALS | 784 | | | 784 | 16,605 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 784 | 88.2550 | 52.95 | 41,513 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr




### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 16,605 |
| TOTAL MARKET OB/XF VALUE | 13,747 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 65,352 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 65,352 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 65,352 |
| TOTAL JUST VALUE | 65,352 |
| NCON VALUE | 8,300 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 367,324 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/1828 | 4/24/2025 | WD | Q | I | 01 | 475,000 |
| GRANTOR: PRESTON AMANDA KRISTI | | | | | | |
| GRANTEE: 2911 PROPERTIES, LL | | | | | | |
| 1532/2566 | 2/10/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (COBB | | | | | | |
| GRANTEE: PRESTON AMANDA KRIS | | | | | | |

327 NW MORRELL DR, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/15/2023 MLU |
| INC DATE | | AG DATE | 03/16/2023 SPF |

### 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 | 21 | 22 | 462.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 647 | |
| 8 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |
| 9 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 10 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 300 | |
| 11 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

### LAND DESCRIPTION

TOTAL OB/XF 13,747

| 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 | 9901 | C | AC/XFOB | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 0 | | | | | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 28,000 | | | | | | | |

REVIEW DATE 07/23/2025 BY TP Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS