

BEG NE COR OF NW1/4 OF SE1/4, RU
W 1323.35 FT, N 660 FT, E 849.30
TO N LINE, E 473.43 FT TO POB, E

STORMANT LAURA/SAUNDERS TRAVIS
291 SW FANTASIA WAY
LAKE CITY, FL 32024

2026

14-5S-16-03615-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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

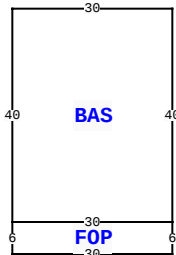
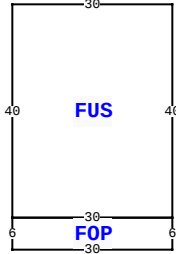
Quality 05 05
DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 14516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	87,096
FOP	180	30		54	3,919
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FUS	1,200	100		1,200	87,096
TOTALS	2,760			2,508	182,031

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,508	103.8000	95.50	239,514	2014	2014	0	0	0	24.00	76.00	
2 MODULAR 1 100% - 2007				Heated Area: 2400				HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,031	
TOTAL MARKET OB/XF VALUE		5,900	
TOTAL LAND VALUE - MARKET		68,500	
TOTAL MARKET VALUE		199,569	
SOH/AGL Deduction		44,043	
ASSESSED VALUE		155,526	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		104,804	
TOTAL JUST VALUE		256,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042710	Roof Replacement	7,657	09/08/2021
32382	M H	425	10/09/2014
24489	M H	275	05/09/2006
20032	M H	125	10/11/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1034/0359	12/22/2004	WD	Q	I		45,000	
GRANTOR: ROBERT BEN ELLIS							
GRANTEE: LAURA STORMANT & TR							
1011/0505	3/17/2004	CT	Q	I	02	23,300	
GRANTOR: CLERK OF COURT							
GRANTEE: BEN ELLIS							

TOTALS		2,760			2,508		182,031	291 SW FANTASIA WAY, LAKE CITY					XF DATE				LAND DATE		05/10/2024	MLU		
		EXTRA FEATURES																	AG DATE			
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	0040	BARN, POLE	0	100	20	30	600.00	UT	3.00	3.00	100	2006	2006	3	100	1,800						
2	0031	BARN, MT AE	0	100	16	20	320.00	UT	10.00	10.00	100	2009	2009	3	100	3,200						
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	360						
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	540						

LAND DESCRIPTION					TOTAL OB/XF										5,900										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	280.00	280.00	1,638								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,500								
REVIEW DATE		05/02/2022		BY JS		Total Acres: 6.85		Total Land Value: 11,638				Market: 58,500				Agricultural: 1,638		Common: 10,000		PRINTED 10/03/2025 BY SYS					