LOT 2 COUNTRY SIDE ESTATES.
WD 1067-2238, CT 1213-2588, SWD

SAMPSON AYANNA S
195 SE VICTORIA GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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	02	WOOD FRAME 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

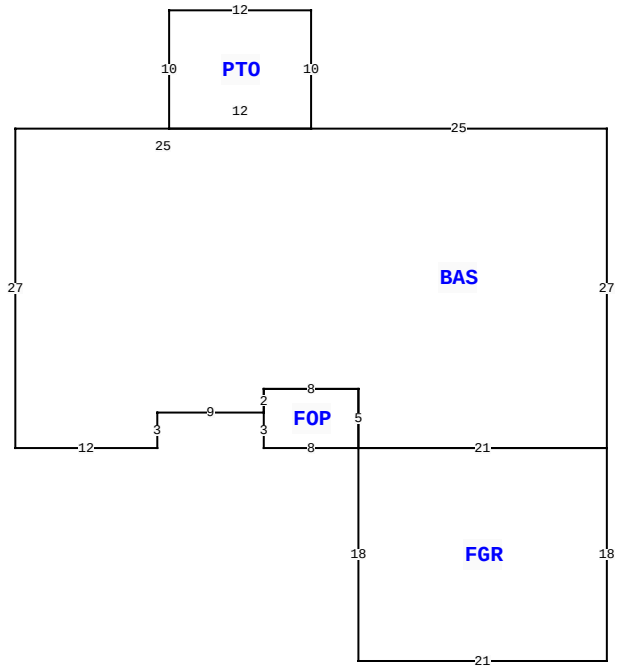
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100		1,283	135,782
FGR	378	55		208	22,013
FOP	40	30		12	1,270
PTO	120	5		6	635
TOTALS	1,821			1,509	159,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	118.1160	132.29	199,626	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2012 Heated Area: 1283 HX Base Yr 2012



195 SE VICTORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,701
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,616
SOH/AGL Deduction		61,274
ASSESSED VALUE		119,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,620
TOTAL JUST VALUE		180,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1219/1117	8/09/2011	WD	U	I	18	97,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AYANNA S SAMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N10 W12 S10 E12$ W25 S27 E12 N3 E9 FOP= S3 E8 N5 W8 S2$ N2 E8 S5 FGR= S18 E21 N18 W21$ E21 N27$.

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	100	0	0	966.00	UT	2.50	2.50	100	2005	2005	3	100	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS