LOT 6 COUNTRY SIDE ESTATES.
WD 1071-2561, WD 1146-2274, WD 1

MINSON JUSTIN
311 SE VICTORIA GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

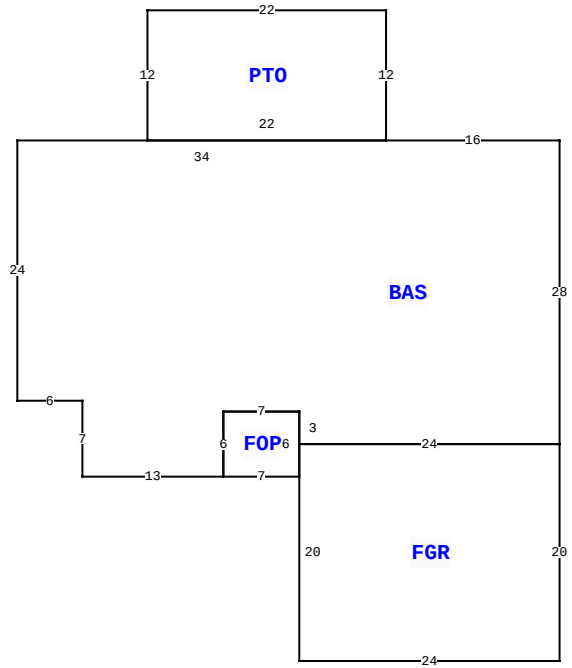
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,394	100		1,394	144,886
FGR	480	55		264	27,439
FOP	42	30		13	1,351
PTO	264	5		13	1,351
TOTALS	2,180			1,684	175,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	116.0000	129.92	218,785	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 1394 HX Base Yr 2019



311 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		175,028
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		195,988
SOH/AGL Deduction		57,708
ASSESSED VALUE		138,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,558
TOTAL JUST VALUE		195,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23640	SFR	444	09/22/2005

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						
1363/0716	6/25/2018	WD	Q	I	01	141,100
GRANTOR: JAMES M SWISHER JR						
GRANTEE: JUSTIN MINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N12 W22 S12 E22$ W34 S24 E6 S7 E13 FOP= E7 N6 W7 S6$ N6 E7 S3 FGR= S20 E24 N20 W24$ E24 N28$.

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	864.00	UT	2.50	2.50	100	2005	2005	3	100	2,160	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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 04/25/2017 BY BC Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS