COMM AT PT ON N LINE OF S1/2 OF
AT INTER WITH E R/W US-441, E 69
CONT E 295 FT, S 300 FT, W 295 F

JAX FARM N HOME SUPPLY LLC
11303 DEERWOOD CIR
MACCLENNY, FL 32063

2026

20-3S-17-05174-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

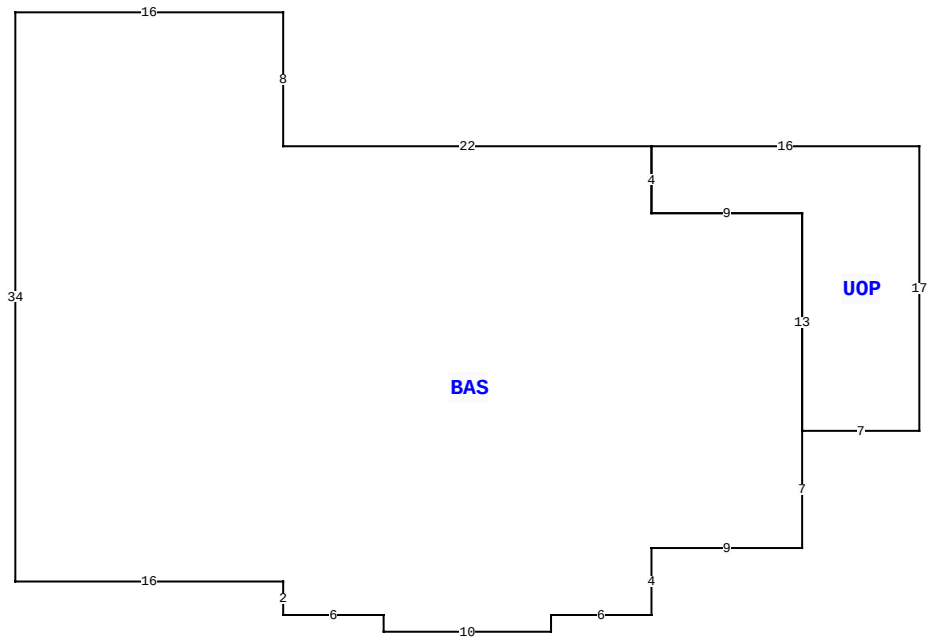
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	90,558
UOP	155	20		31	2,079
TOTALS	1,505			1,381	92,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,381	92.1400	103.20	142,519	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1350 HX Base Yr 2021



257 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,637
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		12,240
TOTAL MARKET VALUE		104,877
SOH/AGL Deduction		25,452
ASSESSED VALUE		79,425
TOTAL EXEMPTION VALUE	HX HB WX SX	79,425
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		104,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/885	7/23/2025	WD	Q	I	01	115,000
GRANTOR: COONE KAREN RAE						
GRANTEE: JAX FARM N HOME SUP						
1423/1878	11/06/2020	WD	Q	I	01	74,000
GRANTOR: RITA TARDIF						
GRANTEE: KAREN RAE COONE & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N8 W16 S34 E16 S2 E6 S1 E10 N1 E6 N4 E9 N7 UOP= E7 N17 W16 S4 E9 S13$ N13 W9 N4$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	2.04	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,240							

REVIEW DATE 08/05/2025 BY TP Total Acres: 2.04 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 11/20/2025 BY SYS