W1/2 OF SE1/4 OF SE1/4 OF SE1/4 OF SE1/4 OF SE1/4.

NORTON HOME IMPROVEMENT CO INC
3367 S US HWY 441, SUITE 101
LAKE CITY, FL 32025

2026

20-4S-17-08627-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

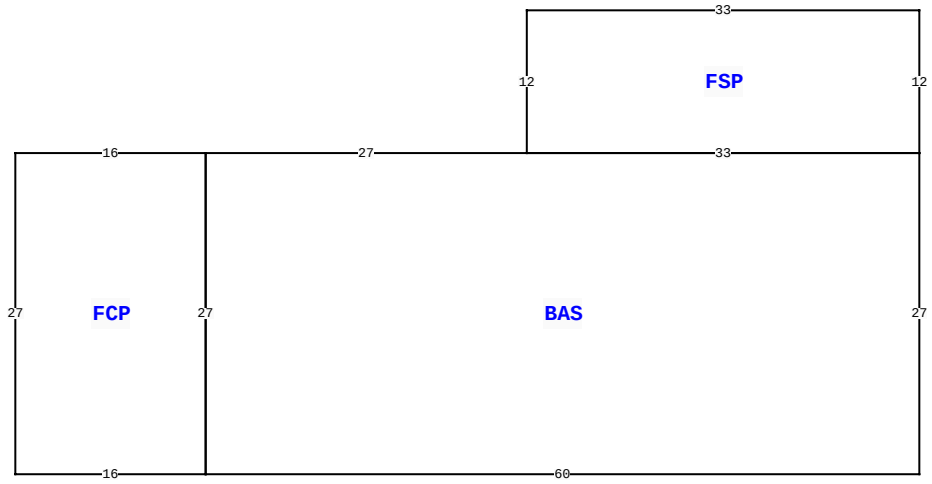
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	24,251
FCP	432	25		108	1,617
FSP	396	40		158	2,365
TOTALS	2,448			1,886	28,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,886	83.1750	49.90	94,111	1988	1988	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



274 SW GUINEA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,233
TOTAL MARKET OB/XF VALUE	9,364
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	51,827
SOH/AGL Deduction	11,866
ASSESSED VALUE	39,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,961
TOTAL JUST VALUE	157,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,088

XFOB:9:1: MONT MH

XFOB:10:1: HIGHLAND MH

SALE:1:1: JT TEN WITH RIGHT OF SURVIVORSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054081	Roof Replacement	9,600	09/17/2025
000054082	Roof Replacement	1,800	09/17/2025
25246	M H	275	11/20/2006
23144	M H	250	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0886/2345	5/17/1999	WD	Q	I	01	20,000
GRANTOR: MAJZEL, MAJZEL & LUSI						
GRANTEE: NORTON HOME IMPROVE						
0809/0501	7/25/1995	WD	Q	I	03	45,000
GRANTOR: DALE & JANE MAJZEL						
GRANTEE: ANDREW J MAJZEL & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FCP= W16 S27 E16 N27$ S27 E60 N27 FSP= N12 W33S12 E33$ W33$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	0	24	24	576.00	UT	5.00	5.00	30	2005	2005	3	30	864	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,364

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 05/19/2017 BY BC Total Acres: 15.00 Total Land Value: 14,230 Market: 112,000 Agricultural: 6,230 Common: 8,000 PRINTED 11/07/2025 BY SYS