(AKA LOT 23, LEON MCCALLS SURVEY
COMM SW COR, RUN E 25 FT TO E R/
N 209.10 FT TO RD, E 374.76 FT F

MORRISON JEREMY
183 NW SAMOSET GLN
LAKE CITY, FL 32055

2026

22-3S-16-02265-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

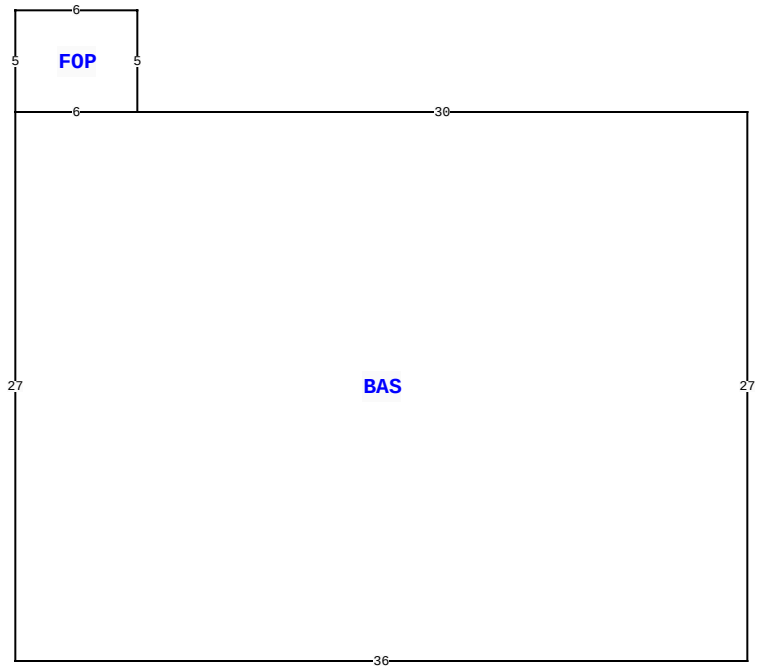
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100		972	92,931
FOP	30	30		9	861
TOTALS	1,002			981	93,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	131.3312	147.09	144,295	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 972 HX Base Yr 2023



183 NW SAMOSET GLN, 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		93,792
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		10,430
TOTAL MARKET VALUE		105,222
SOH/AGL Deduction		4,979
ASSESSED VALUE		100,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,521
TOTAL JUST VALUE		105,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,222

SALE:2:1: REPOSS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29127	MAINT/ALTR	25	01/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/229	6/18/2021	WD	Q	I	01	110,000
GRANTOR: VESTAL HELEN						
GRANTEE: MORRISON JEREMY						
1350/2056	12/27/2017	WD	U	I	18	45,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: HELEN & DAVID MONRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N5 W6 S5 E6$ W6 S27 E36 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	12	26	312.00	UT	2.00	2.00	50	0	0	3	50	312	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	60	1993	1993	3	60	288	
3	0296	SHED METAL	0	100	8	8	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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/MH	0.00	0.00	0.41	AC		1.00	1.00	1.27	20,000.00	25,440.00	10,430							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.41 Total Land Value: 10,430 Market: 0 Agricultural: 0 Common: 10,430 PRINTED 11/19/2025 BY SYS