

THE E1/2 OF THE FOLLOWING:
COMM SE COR OF SE1/4 OF SW1/4, R
N R/W CR-242 FOR POB, RUN N 953.

DANIEL NALINI/ZARIC MILOS
2801 COUNTY ROAD 242
LAKE CITY, FL 32024

2026

22-4S-16-03091-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	28,865
BAS	1,910	100		1,910	162,152
FGR	441	55		243	20,630
FSP	459	40		184	15,621
FST	120	55		66	5,603
UOP	305	20		61	5,179

TOTALS 3,575 2,804 238,050

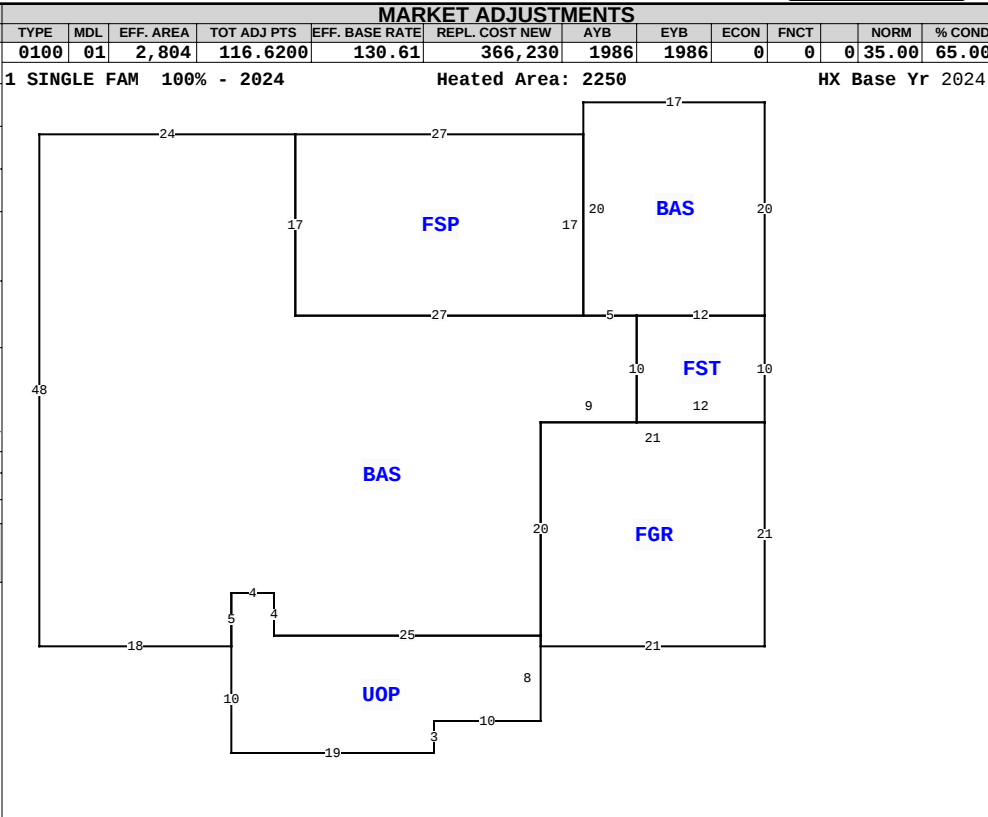
EXTRA FEATURES

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
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30,000	
3	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	75	1993	1993	3	75	488	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	75	1993	1993	3	75	2,250	
5	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	75	1993	1993	3	75	300	
6	0281	POOL R/FIB	0	100	16	30	480.00	UT	65.00	65.00	100	2005	2005	3	47	14,664	
7	0282	POOL ENCL	0	100	26	44	1,144.00	UT	15.00	15.00	100	2005	2005	3	40	6,864	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	6.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,800							

REVIEW DATE 04/04/2025 BY KS



2801 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU

TOTAL OB/XF																	57,366
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TOTAL OB/XF																	57,366
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Total Acres: 6.38 Total Land Value: 63,800 Market: 0 Agricultural: 0 Common: 63,800

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,050
TOTAL MARKET OB/XF VALUE		57,366
TOTAL LAND VALUE - MARKET		63,800
TOTAL MARKET VALUE		359,216
SOH/AGL Deduction		8,846
ASSESSED VALUE		350,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,648
TOTAL JUST VALUE		359,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,464

PRCL:0:14: SSN. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23136	POOL ENCL	85	05/12/2005
22965	POOL	225	03/31/2005

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23136	POOL ENCL	85	05/12/2005
22965	POOL	225	03/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2777	11/10/2022	WD	Q	I	01	430,000

GRANTOR: WINTERS STEPHANIE ANN

GRANTEE: DANIEL NALINI

1453/1616 11/19/2021 WD U I 30 100

GRANTOR: WINTERS STEPHANIE ANN

GRANTEE: WINTERS STEPHANIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S48 E18 UOP= S10 E19 N3 E10 N8 W25 N4 W4 S5 \$ N5E4
S4 E25 FGR= S1 E21 N21 W21S20\$ N20E9FST= E12 N10 W12 S10\$ N10
BAS= E12 N20 W17 S20 E5\$ W5 FSP= N17 W27 S17 E27\$ W27 N17\$.

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