BEG AT THE INTERS OF THE E R/W B
NORRIS DR & THE SOUTH R/W OF CSX
BEING ON A CURVE RUN E'ERLY ALON

CASA ISABEL LLC
861 NW BLACKBERRY CIRCLE
LAKE CITY, FL 32055

2026

25-3S-16-02277-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,136	100		5,136	307,454
FGR	2,145	55		1,180	70,638
FOP	350	30		105	6,286
FST	586	55		322	19,276
FUS	1,760	100		1,760	105,358
UDU	64	55		35	2,095
TOTALS	10,041			8,538	511,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	8,538	127.2616	142.53	1,216,921	1997	1997	30	0	0	28.00	42.00

1 SINGLE FAM 0% - 0 Heated Area: 6896 HX Base Yr

2338 NW BASCOM NORRIS DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	511,107
TOTAL MARKET OB/XF VALUE	17,154
TOTAL LAND VALUE - MARKET	61,880
TOTAL MARKET VALUE	590,141
SOH/AGL Deduction	0
ASSESSED VALUE	590,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,141
TOTAL JUST VALUE	590,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,310

SALE:2:1: 2 PARCELS/1 DEED TOTAL 88.50 AC AT @ $45

SALE:1:1: INCLUDED 02298-008 & 02308-007 (68.29 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049394	Roof Replacement	52,000	03/11/2024
14213	STORAGE	162	06/30/1998
10534	SFR	1,035	12/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0424	3/29/2016	WD	U	I	18	280,900

GRANTOR: COLUMBIA COUNTY FLORI

GRANTEE: CASA ISABEL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 5136$ FUS= 1760$ FST= 586$ FOP= 350$ FGR= 2145$ UDU= 64$.

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	0	0	0	5,896.00	UT	1.50	1.50	100	1997	1997	3	100	8,844	
2	0140	CLFENCE 6	0	0	0	0	160.00	UT	3.50	3.50	100	1997	1997	3	100	560	
3	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	1997	1997	3	100	2,750	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 17,154

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	0		A-1	0.00	0.00	7.28	AC		1.00	1.00	1.00	8,500.00	8,500.00	61,880							

REVIEW DATE 05/14/2024 BY JS Total Acres: 7.28 Total Land Value: 61,880 Market: 0 Agricultural: 0 Common: 61,880 PRINTED 11/07/2025 BY SYS