

AKA PART OF LOT 4 MAX RAVNDAL S/
COMM INTERS OF E LINE OF SEC & N
SAID PT BEING ON A CURVE, RUN W'

GARRISON LIVING TRUST
589 OLD MILL DR
LAKE CITY, FL 32055

2026

26-3S-16-02305-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	07	07

DOR CODE 0100SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 26316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	57,334
BAS	2,380	100		2,380	218,329
FOP	600	30		180	16,512
FSP	540	40		216	19,815
UDS	420	55		231	21,191
UOP	200	20		40	3,669

TOTALS 4,765 3,672 336,851

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	0060	CARPORT F	0 100	22	33	726.00	UT	5.00	5.00	100	1995	1995	3	100	3,630	
2	0166	CONC, PAVMT	0 100	0	0	964.00	UT	2.00	2.00	100	1995	1995	3	100	1,928	
3	0070	CARPORT UF	0 100	35	12	420.00	UT	2.00	2.00	100	2009	2009	3	100	840	
4	0252	LEAN-TO W/	0 100	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

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		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,500							

REVIEW DATE 05/23/2023 BY KB

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019	Heated Area: 3005	HX Base Yr 2019								0100	01	3,672	117.0048	131.05	481,216	1995	1995	0	0	0 30.00	70.00

589 NW OLD MILL DR, LAKE CITY

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

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5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF 8,378

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		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,500							

Market: 0 Agricultural: 0 Common: 52,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		336,851
TOTAL MARKET OB/XF VALUE		8,378
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		397,729
SOH/AGL Deduction		88,901
ASSESSED VALUE		308,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,106
TOTAL JUST VALUE		397,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041552	Roof Replacement	27,700	03/18/2021
9514	SFR	470	03/27/1995

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0095	8/09/2019	QC	U	I	11	100
GRANTOR: X LEWELL JR & JANE A						
GRANTEE: X LEWELL JR & JANE						
1333/0328	3/16/2017	WD	Q	I	01	279,900
GRANTOR: GARY W & CHERYL Y STO						
GRANTEE: X LEWELL JR & JANE						

SALES DATA						
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GRANTOR: GARY W & CHERYL Y STO						
GRANTEE: X LEWELL JR & JANE						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= N25 W25 S25 E25\$ FSP= W54 S10 BAS= S40 FOP= S8 E62N21W8 S13 W54\$ E54 N13 E10 N22W10 N5 W54\$ E54 N10\$ PTR= N20 E40 UDS= N20 W21 UOP= W10 S20 E10 N20\$ S20 E21 \$ S20 W40\$.						