

COMM NW COR OF SEC 25-3S-16,
RUN S 1558.58 FT FOR POB, SE
71 DEG 757.43 FT TO A PT IN

GROOVER WILLIAM N/GROOVER KATHLEEN C
384 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2026

26-3S-16-02305-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 26316.040 1.00/		

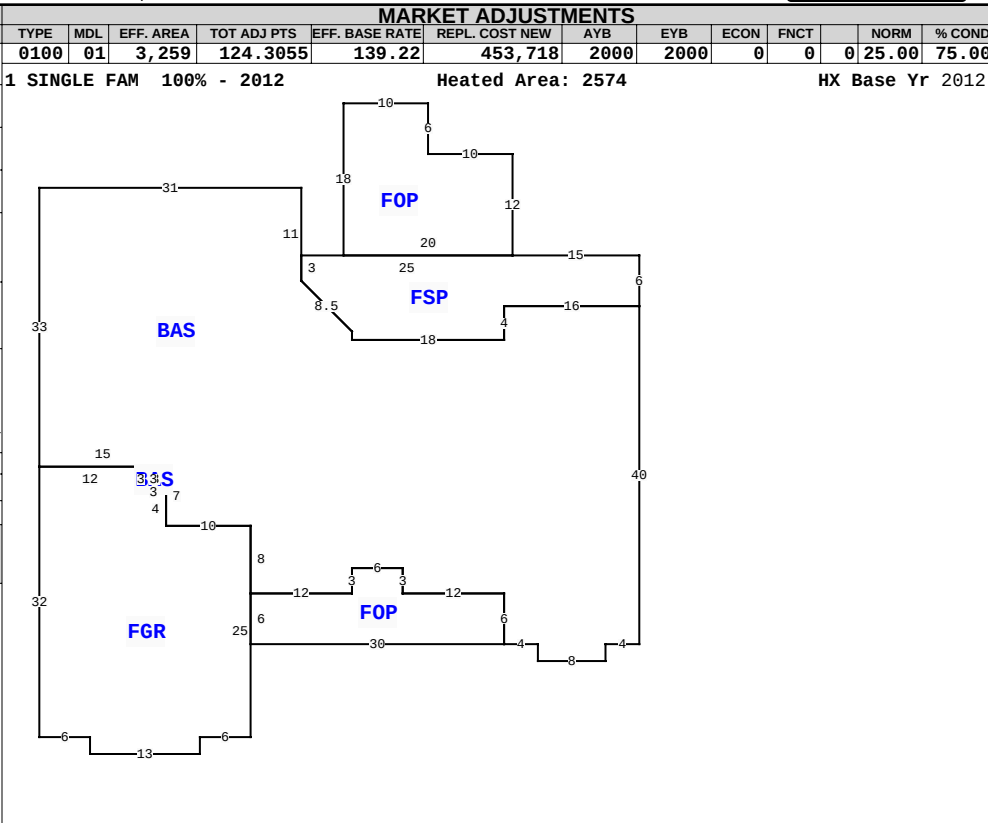
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9	100		9	940
BAS	2,565	100		2,565	267,824
FGR	747	55		411	42,914
FOP	198	30		59	6,161
FOP	300	30		90	9,398
FSP	312	40		125	13,052

TOTALS	4,131			3,259	340,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	5,530.00	UT	2.00
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
4	0060	CARPORT F	0	100	20	30	600.00	UT	11.00
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	11.76

REVIEW DATE 02/06/2024 BY JS



384 NW PRIMITIVE GLN, LAKE CITY

TOTAL OB/XF									
24,860									

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24,860									

Total Acres: 11.76 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		347,668	
TOTAL MARKET OB/XF VALUE		24,860	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		460,728	
SOH/AGL Deduction		113,695	
ASSESSED VALUE		347,033	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		296,311	
TOTAL JUST VALUE		460,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,880	

SALE:2:1: 11.76 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048963	Roof Replacement	29,871	01/05/2024
000046781	Remodel	19,991	03/20/2023
40385	GENERATOR	0	08/19/2020
15793	SFR	400	07/16/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1047/1866	5/31/2005	WD	Q	I	
GRANTOR: GEORGE & PHYLLIS SKIN					SALE PRICE
GRANTEE: WILLIAM N & KATHLEE					
0855/1239	3/16/1998	WD	Q	V	
GRANTOR: C RAVNDAL					35,000
GRANTEE: GEORGE & PHYLLIS SK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 S33 FGR= S32 E6 S2 E13 N2 E6 N 25 W10 N4 BAS= N3 W3 S3 E3\$ W3 N3 W12 \$ E15 S7 E10S8 FOP= S6 E30 N6 W12 N3 W6 S3 W12\$ E12 N3 E6 S3 E12 S6 E4 S2 E8 N2 E4 N40 FSP= N6 W15 FOP= N12 W10 N6 W10 S18 E20\$ W25 S3 R6 D6 S1 E18 N4 E16\$ W16 S4 W18 N1 U6 L6 N11\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 10/10/2025 BY SYS

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