(AKA LOT 9 MAX RAVNDAL S/D UNR D
COMM NW COR OF SEC 25, RUN S 111
RUN SE 72 DEG 917.47 FT TO C/L O

CLEVELAND JON D
448 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2026

26-3S-16-02305-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

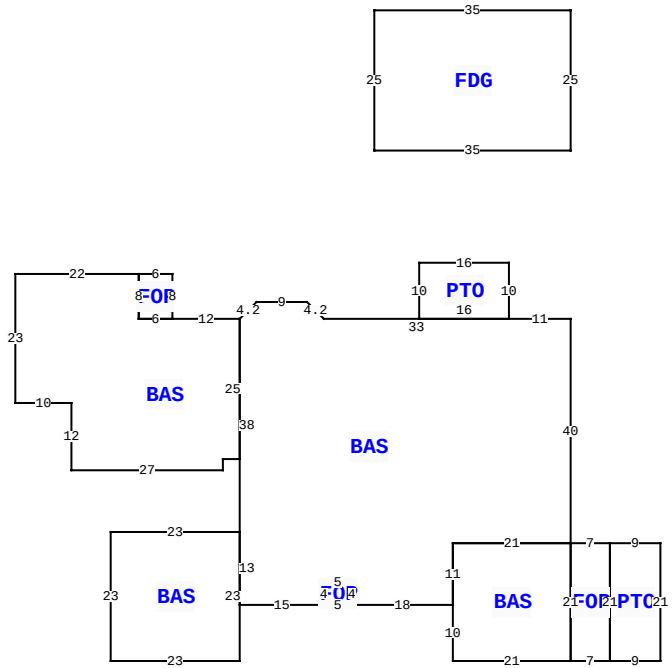
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	09	09
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	441	100		441	52,784
BAS	529	100		529	63,317
BAS	1,130	100		1,130	135,253
BAS	2,794	100		2,794	334,421
FDG	875	60		525	62,839
FOP	20	30		6	719
FOP	48	30		14	1,676
FOP	147	30		44	5,267
PTO	160	5		8	958
PTO	189	5		9	1,077
TOTALS	6,333			5,500	658,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,500	142.4930	159.59	877,745	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 4894 HX Base Yr 2006



448 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		658,309
TOTAL MARKET OB/XF VALUE		34,562
TOTAL LAND VALUE - MARKET		194,175
TOTAL MARKET VALUE		887,046
SOH/AGL Deduction		245,464
ASSESSED VALUE		641,582
TOTAL EXEMPTION VALUE	14 HX HB	641,582
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		887,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		897,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23083	POOL	225	04/29/2005
23035	ADDN SFR	632	04/15/2005
17033	SFR	395	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0400	4/02/2014	WD	Q	V	03	46,800
GRANTOR: SHIRLEY W BLACKMON						
GRANTEE: JON CLEVELAND						
1038/0761	2/24/2005	WD	U	I	08	380,000
GRANTOR: THOMAS & GRIFFIN (JTW						
GRANTEE: CLEVELAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W16 S10 E16$ W33 U3 L3 W9 L3 D3 BAS= W12 FOP= N8 W6 S8 E6$ W6 N8 W22 S23 E10 S12 E27 N2 E3 N25$ S38 BAS= W23 S23 E23 N23$ S13 E15 FOP= E5 N4 W5 S4$N4 E5 S4 E18 BAS= S10 E21 FOP= E7 PTO= E9 N21 W9 S21$ N21 W7 S21$ N21 W21 S11$ N11 E21 N40$ PTR= N30 FDG= N25 W35 S25 E35$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0031	BARN,MT AE	0	100	20	20	400.00	UT	10.00	10.00	100	2000	2000	3	100	4,000	
3	0166	CONC,PAVMT	0	100	0	0	874.00	UT	1.50	1.50	100	2000	2000	3	100	1,311	
4	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	3.00	100	2000	2000	3	100	720	
5	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.00	3.00	100	2000	2000	3	100	720	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
7	0280	POOL R/CON	0	100	0	0	492.00	UT	70.00	70.00	100	2005	2005	3	47	16,187	
8	0166	CONC,PAVMT	0	100	0	0	4,212.00	UT	2.00	2.00	100	2005	2005	3	100	8,424	

LAND DESCRIPTION

TOTAL OB/XF 34,562

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		00	0.00	0.00	14.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	106,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.69	AC		1.00	1.00	1.00	7,500.00	7,500.00	87,675							

REVIEW DATE 07/23/2018 BY KR Total Acres: 25.89 Total Land Value: 194,175 Market: 0 Agricultural: 0 Common: 194,175 PRINTED 10/10/2025 BY SYS