COMM SW COR OF NE1/4 OF NW1/4,E
POB, CONT E 543.11 FT TO E LINE
NW1/4, N 631.72 FT, W 335.50 FT,

PJ'S MONSTER, LLC
284 SW BAYA DR
LAKE CITY, FL 32025

2026

26-5S-17-09396-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

590 SE LEROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,950
TOTAL MARKET VALUE	2,276
SOH/AGL Deduction	0
ASSESSED VALUE	2,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,276
TOTAL JUST VALUE	76,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/185	1/26/2021	QC	U	V	11	100

GRANTOR:

GRANTEE: PJ'S MONSTER, LLC

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.10	AC		1.00	1.00	1.00	281.00	281.00	2,276							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,950							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 8.10 Total Land Value: 2,276 Market: 76,950 Agricultural: 2,276 Common: 0 PRINTED 10/03/2025 BY SYS