LOT 2 BLOCK B RANCHETTES S/D UNR
OF NE1/4 OF NE1/4, EX RD R/W

LEHMAN CHARLES M
214 NW SATURN LN
LAKE CITY, FL 32055

2026

28-3S-16-02362-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

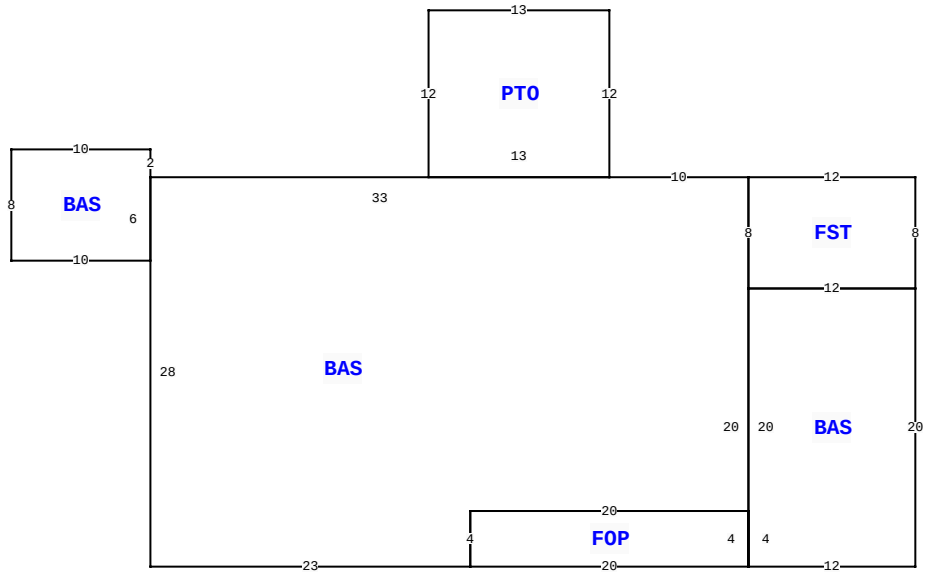
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	8,311
BAS	240	100		240	24,933
BAS	1,124	100		1,124	116,770
FOP	80	30		24	2,493
FST	96	55		53	5,506
PTO	156	5		8	831
TOTALS	1,776			1,529	158,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,529	122.8590	137.60	210,390	1972	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2014 Heated Area: 1444 HX Base Yr 2014



214 NW SATURN LN, 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		158,844
TOTAL MARKET OB/XF VALUE		4,525
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		208,369
SOH/AGL Deduction		69,857
ASSESSED VALUE		138,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,790
TOTAL JUST VALUE		208,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1292/2691	4/15/2015	QC	U	I	11	100
GRANTOR: SHIRLEY N LEHMAN						
GRANTEE: CHARLES M LEHMAN						
1263/1170	10/18/2013	WD	Q	I	01	128,000
GRANTOR: THE DARBY ROGERS COMP						
GRANTEE: CHARLES M & SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N12 W13 S12 E13$ W33 BAS= N2 W10 S8 E10 N6$ S28 E23 FOP= E20 N4W20S4$ N4 E20 S4 BAS= E12 N20W12 S20$ N20 FST= E12N8 W12S8$ N8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	14	140.00	UT	7.50	7.50	50	2002	2002	3	50	525	
4	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,525

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/10/2025 BY SYS