

COMM 1290.18 FT E OF SW COR OF N
1075 FT, W 670.50 FT FOR POB, CO
S 195 FT, E 223.50 FT, N 195 FT

GRANT WILLIE ROY
254 NW MARCEL PL
LAKE CITY, FL 32055

2026

28-3S-16-02366-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 28316.040 1.00/		

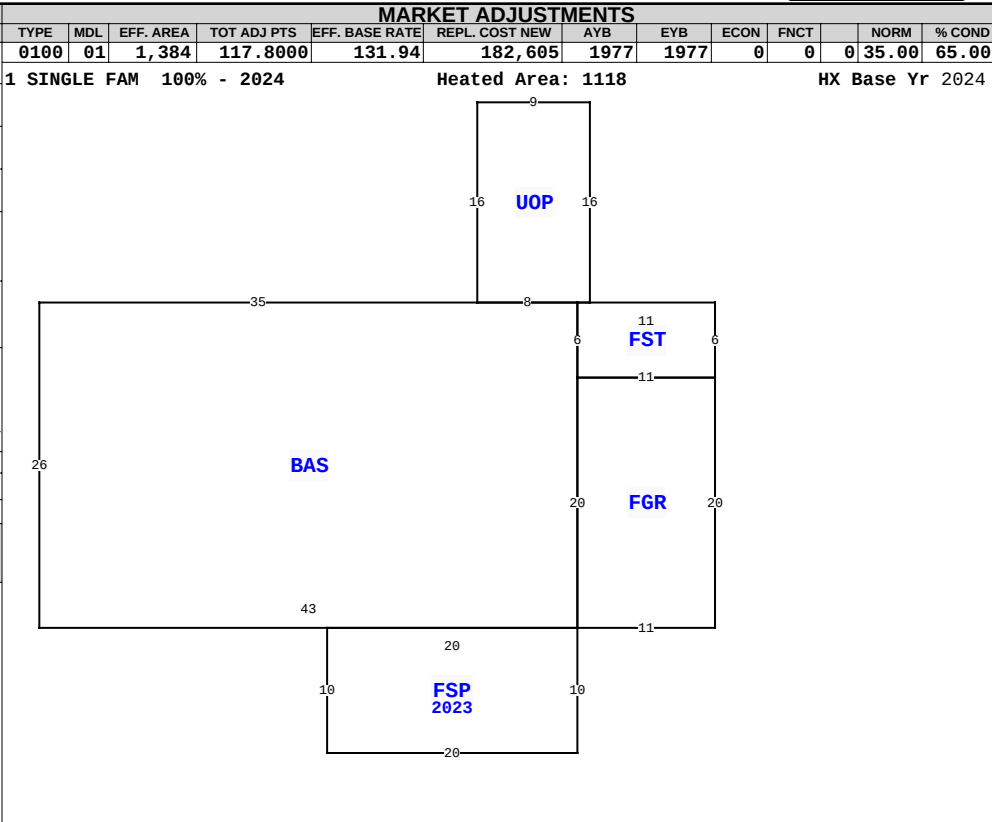
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	95,881
FGR	220	55		121	10,377
FSP	200	40	2023	80	6,861
FST	66	55		36	3,088
UOP	144	20		29	2,487

TOTALS	1,748			1,384	118,693
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0251	LEAN TO W/	0 100	8	25	200.00	UT	5.00	5.00	100	2008
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2008
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	AC	1.00

REVIEW DATE 03/21/2023 BY ME



254 NW MARCEL PL, LAKE CITY	BLD DATE	LGL DATE	05/09/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0251	LEAN TO W/	0 100	8	25	200.00	UT	5.00	5.00	100	2008	2008	3	100	1,000	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	AC	1.00

Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,693	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		136,293	
SOH/AGL Deduction		0	
ASSESSED VALUE		136,293	
TOTAL EXEMPTION VALUE		HX HB 13 136,293	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		136,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38297	MAINT/ALTR	75	07/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1484/2451	2/16/2023	WD	Q	I	01
GRANTOR: GREENE ABEL S					SALE PRICE
GRANTEE: GRANT WILLIE ROY					161,000
1418/1889	9/02/2020	PB	U	I	18
GRANTOR: CLERK OF COURT (ESTATE)					0
GRANTEE: ABEL S GREENE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W35 S26 E43 N20 N6 W8 \$											
FGR=[ORIG=8,26] E11 N20 W11 S20 \$											
UOP=[ORIG=8,0] E1 N16 W9 S16 E8 \$											
FST=[ORIG=8,6] E11 N6 W11 S6 \$											
FSP=[YR=2023;ORIG=8,26] W20 S10 E20 N10 \$											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 10/06/2025 BY SYS