NW1/4 OF NE1/4, EX 2 AC IN NE
COR & ALSO 5 AC IN NE COR OF
NE1/4 OF NW1/4 & SW1/4 OF

NEWELL JOHNATHAN R REVOCABLE FAMILY TRUST
1158 NEEDLEWOOD LOOP
OVIEDO, FL 32765

2026

31-1S-17-04609-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

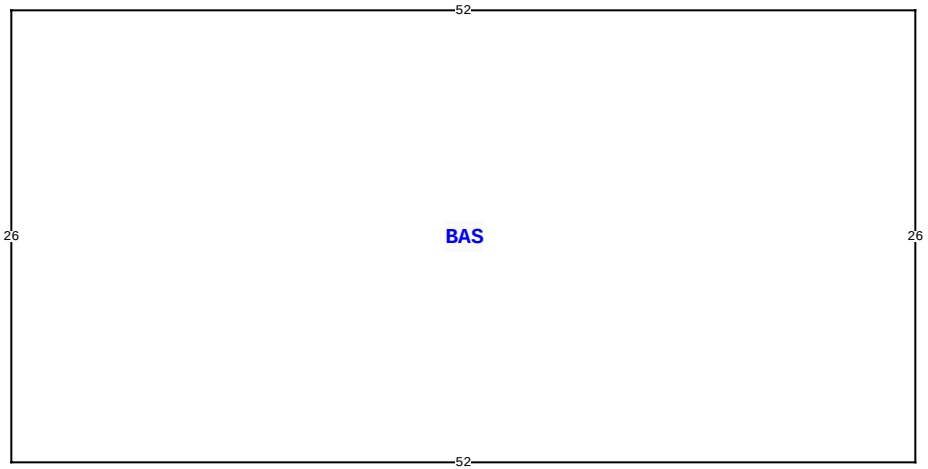
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	38,256
TOTALS	1,352			1,352	38,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.9000	70.74	95,640	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1352 HX Base Yr



2275 NW CANSA RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,256
TOTAL MARKET OB/XF VALUE	14,230
TOTAL LAND VALUE - MARKET	159,880
TOTAL MARKET VALUE	73,982
SOH/AGL Deduction	8,497
ASSESSED VALUE	65,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,485
TOTAL JUST VALUE	212,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35863	M H	375	10/10/2017
22849	M H	375	02/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2238	7/18/2019	TR	U	I	11	100

GRANTOR: ROBIN NEWELL & MARJOR

GRANTEE: JOHNATHAN R NEWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	0040	BARN,POLE	0	0	18	30	540.00	UT	2.50	2.50	100	2010	2010	3	100	1,350	
2	0040	BARN,POLE	0	0	24	48	1,152.00	UT	2.50	2.50	100	2018	2018	3	100	2,880	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 14,230

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.43	AC		1.00	1.00	1.00	280.00	280.00	3,200							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.25	AC		1.00	1.00	1.00	445.00	445.00	14,796							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	44.68	AC		1.00	1.00	1.00	3,500.00	3,500.00	156,380							
4	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							

REVIEW DATE 08/30/2018 BY DF Total Acres: 45.68 Total Land Value: 21,496 Market: 156,380 Agricultural: 17,996 Common: 3,500 PRINTED 11/19/2025 BY SYS