BEG SE COR OF SE1/4 OF NW1/4, S
SR-247, NE ALONG R/W 640 FT, W 4

3 SEVENS PROPERTIES LLC
281 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

31-4S-16-03251-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

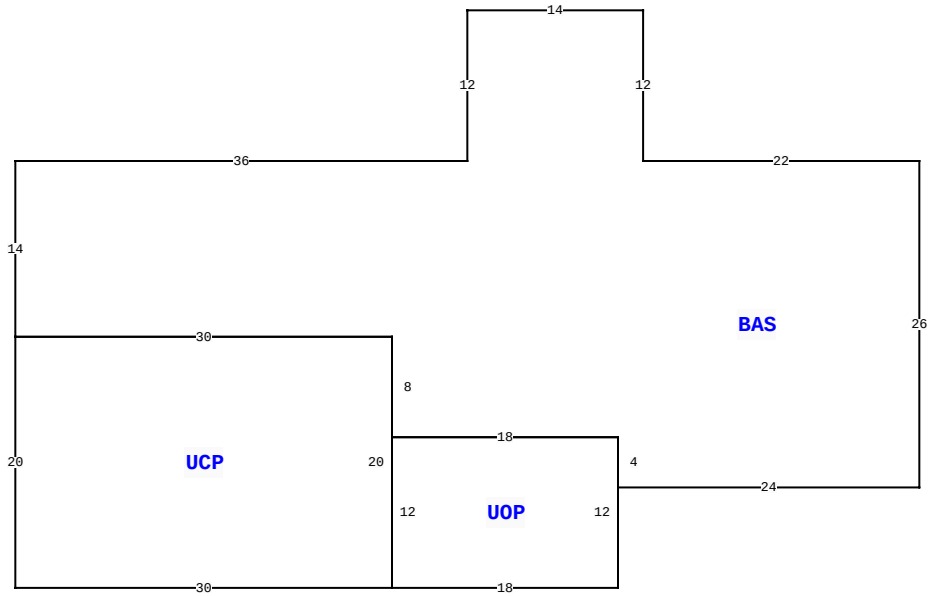
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	105,314
UCP	600	20		120	7,859
UOP	216	20		43	2,816
TOTALS	2,424			1,771	115,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	89.9640	100.76	178,446	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1608 HX Base Yr



7770 SW STATE ROAD 247 , 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	140,817
TOTAL MARKET OB/XF VALUE	4,960
TOTAL LAND VALUE - MARKET	30,800
TOTAL MARKET VALUE	176,577
SOH/AGL Deduction	0
ASSESSED VALUE	176,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,577
TOTAL JUST VALUE	176,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30912	MAINT/ALTR	30	04/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/276	6/06/2024	QC	U	I	11	100
GRANTOR: FLOYD JASON						
GRANTEE: 3 SEVENS PROPERTIES						
1483/168	1/16/2023	WD	Q	I	01	155,000
GRANTOR: WOODHAM SHIRLEY A						
GRANTEE: FLOYD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N12 W14 S12 W36 S14 UCP= S20 E30 N20 W30$ E30 S8
UOP= S12 E18 N12 W18 $ E18 S4 E24 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	0166	CONC,PAVMT	0	0	30	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	8	10	80.00	UT	12.00	12.00	100	2006	2006	3	100	960	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,960

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	0		A-1	0.00	0.00	2.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,800							

REVIEW DATE 02/23/2023 BY ME Total Acres: 2.20 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 10/03/2025 BY SYS

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2026

31-4S-16-03251-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

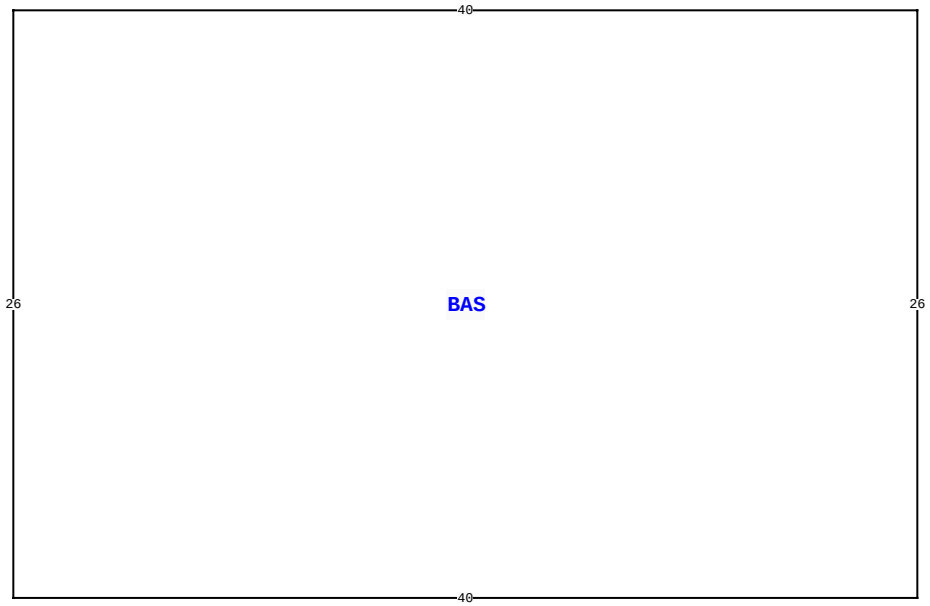
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	24,827
TOTALS	1,040			1,040	24,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	99.4650	59.68	62,067	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1040 HX Base Yr



7770 SW STATE ROAD 247 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

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INCOME VALUE	
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1483/168	1/16/2023	WD	Q	I	01	155,000
GRANTOR: WOODHAM SHIRLEY A						
GRANTEE: FLOYD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/23/2023 BY ME Total Acres: 2.20 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 10/03/2025 BY SYS