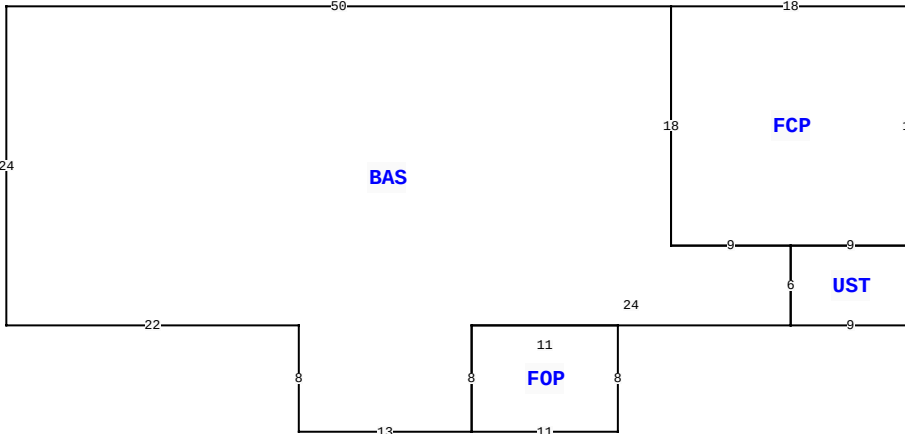


COLE YVONNE
739 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01820-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		18	CEMENT BRK 100							0100	01	1,489	114.3450	128.07	190,696	1969	1969		0		0	35.00	65.00	VALUATION BY		STANDARD							
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0 Heated Area: 1358 HX Base Yr														Tax Group: 3		Tax Dist:							
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE		142,278							
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		19,950							
Interior Floor		14	CARPET 90																					TOTAL LAND VALUE - MARKET		432,175							
Interior Floor		06	VINYL ASB 10																					TOTAL MARKET VALUE		196,255							
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction		85,226							
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE		111,029							
Bedrooms			3 100																					TOTAL EXEMPTION VALUE		HX HB SX WX 104,775							
Bathrooms			1.5 100																					BASE TAXABLE VALUE		6,254							
Frame		01	NONE 100									TOTAL JUST VALUE								594,403													
Stories		1.	1. 100									NCON VALUE								0													
Architectural Units		05	CONV 100 0 100									INCOME VALUE																					
Condition Adj		03	03 100									PREVIOUS YEAR MKT VALUE								594,403													
Kitchen Adjus		01	01 100																														
Quality		05	05																														
DOR CODE		5000 IMPROVED AG																															
MAP NUM												MKT AREA		03																			
NEIGHBORHOOD/LOC		33216.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,358	100		1,358	113,047																												
FCP	324	25		81	6,743																												
FOP	88	30		26	2,165																												
UST	54	45		24	1,998																												
TOTALS		1,824			1,489	123,952																											
EXTRA FEATURES						739 NW QUEEN RD, LAKE CITY										BLD DATE				LGL DATE		04/14/2025		MLU									
																XF DATE				LAND DATE		07/11/2022		SPF									
																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	0294	SHED WOOD/	0 100	0	0	1.00	UT	200.00	200.00	50	0	0	3	50	100																		
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	400.00	400.00	50	0	0	3	50	200																		
3	0296	SHED METAL	0 100	0	0	1.00	UT	1,000.00	1,000.00	40	0	0	3	40	400																		
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																		
5	0251	LEAN TO W/	0 100	0	0	1.00	UT	700.00	700.00	50	2008	2008	3	50	350																		
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600																		
7	9945	Well/Sept	0 100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000																		
8	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																		
LAND DESCRIPTION						TOTAL OB/XF 19,950																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000																
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000																
3	9520	C	LAKE	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	25.00	25.00	175																
4	5600	A	TIMBER 3	100					92.00	AC		1.00	1.00	1.00	281.00	281.00	25,852																
5	5910	A	SWAMP/CYPRES	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000																
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	142.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	426,000																
REVIEW DATE		04/25/2022		BY	JS		Total Acres: 151.00			Total Land Value: 34,027			Market: 426,000			Agricultural: 27,852			Common: 6,175			PRINTED 10/03/2025 BY SYS											

SW1/4 OF NE1/4 & 4.5 AC OFF W SI
OF SE1/4, EX W 132 FT S OF CO GR
OF SW1/4, EX 10 AC IN SW COR & S

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	456	100
UEP	456	70
USP	252	35
UST	204	45
TOTALS	1,368	955

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0101	02	955	46.8000	38.38	36,653	1975	1975	0	0	10	40.00
2 SFR/MH CON 0% - 0 Heated Area: 456 HX Base Yr											
UEP BAS USP UST											