LOT 5 BLOCK 6 MORNINGSIDE HEIGHT

859-897, DC 934-1274, 955-2446,

BUMGARNER DANIEL AUSTIN
308 SE BUCK GLN
LAKE CITY, FL 32025

2025

33-3S-17-06419-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

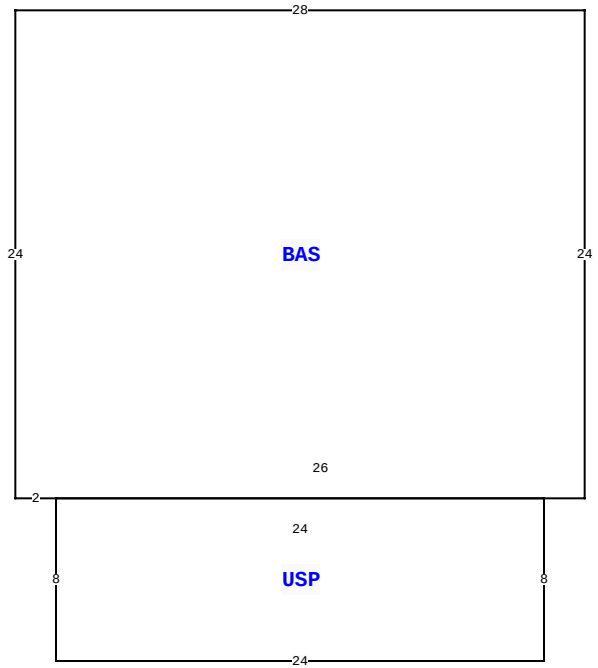
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	37,518
USP	192	35		67	3,741
TOTALS	864			739	41,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	739	90.6300	101.51	75,016	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 672 HX Base Yr



269 SE SAINT LEO LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,259
TOTAL MARKET OB/XF VALUE	6,895
TOTAL LAND VALUE - MARKET	4,375
TOTAL MARKET VALUE	52,529
SOH/AGL Deduction	0
ASSESSED VALUE	52,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,529
TOTAL JUST VALUE	52,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/913	7/15/2022	QC	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: BUMGARNER DANIEL AU						
1302/1539	10/14/2015	QC	U	I	11	100
GRANTOR: SAMUEL ALVIN JOHNS						
GRANTEE: SAM JOHNS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E2 USP= S8 E24 N8 W24$ E26 N24$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 6,895

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		RSF/MH	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.20 Total Land Value: 4,375 Market: 0 Agricultural: 0 Common: 4,375 PRINTED 08/11/2025 BY SYS