COMM NW COR OF NE1/4 OF NW1/4, R FT FOR POB, CONT S 834.92 FT, E FT, N 834.92 FT, W 1043.65 FT TO

FARNELL MALLIE MASON
839 SW SEMINOLE TER
LAKE CITY, FL 32024

2026

36-3S-15-00302-001

BUILDING CHARACTERISTICS

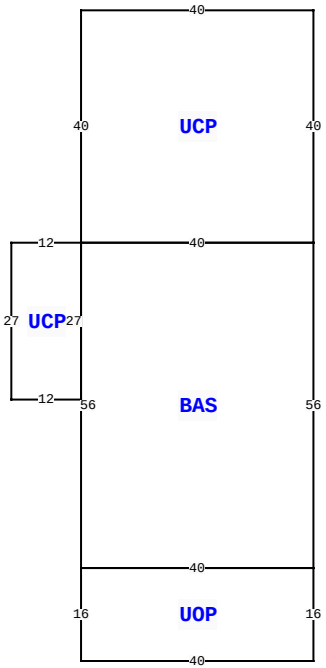
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	18,262
UCP	324	20		65	530
UCP	1,600	20		320	2,609
UOP	640	20		128	1,044
TOTALS	4,804			2,753	22,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	01	2,753	36.8640	10.32	28,411	2009	2009	0	0	5	16.00	79.00

1 BARNS 100% - 2015 Heated Area: 2240 HX Base Yr 2015



839 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		409,213
TOTAL MARKET OB/XF VALUE		8,895
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		433,563
SOH/AGL Deduction		162,607
ASSESSED VALUE		270,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,234
TOTAL JUST VALUE		558,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051040	Additions	25,000	10/11/2024
000044200	Storage Building	71,000	04/15/2022
31820	SFR	1,203	03/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1110	2/09/2021	LE	U	I	14	100
GRANTOR: FARNELL MASON						
GRANTEE: FARNELL MALLIE MASO						
1005/2163	1/16/2004	WD	Q	V	06	100
GRANTOR: LAWRENCE & REBECCA ST						
GRANTEE: MASON & PHYLLIS FAR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W40 S40 UCP= W12 S27 E12 N27$ BAS= S56 UOP= S16 E40 N16 W40$ E40 N56 W40$ E40 N40$.

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	0294	SHED WOOD/	0	100	30	11	330.00	UT	5.50	5.50	100	2012	2012	3	100	1,815	
2	0166	CONC,PAVMT	0	100	0	0	1,140.00	UT	2.00	2.00	100	2014	2014	3	100	2,280	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 8,895

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000							

REVIEW DATE 07/18/2023 BY JB Total Acres: 20.00 Total Land Value: 15,455 Market: 133,000 Agricultural: 8,455 Common: 7,000 PRINTED 10/03/2025 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
FT FOR POB, CONT S 834.92 FT, E
FT, N 834.92 FT, W 1043.65 FT TO

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839 SW SEMINOLE TER
LAKE CITY, FL 32024

2026

36-3S-15-00302-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

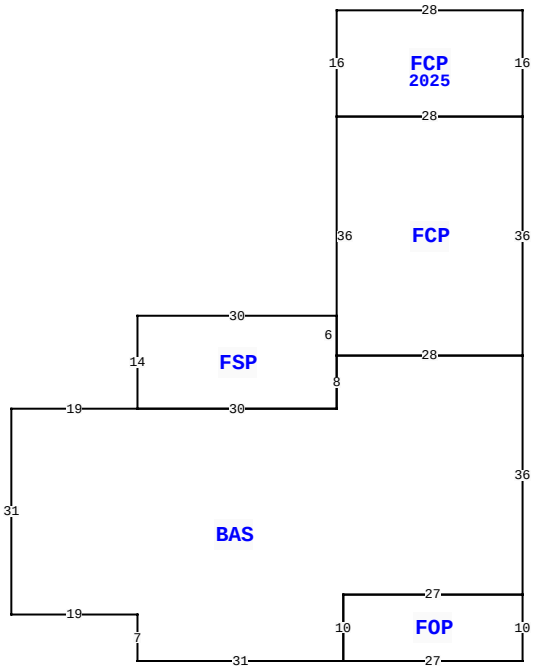
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100		2,747	303,575
FCP	1,008	25		252	27,849
FCP	448	25	2025	112	12,377
FOP	270	30		81	8,952
FSP	420	40		168	18,566
TOTALS	4,893			3,360	371,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	110.8650	124.17	417,211	2014	2014	0	0	0	11.00	89.00

2 SINGLE FAM 100% - 2015 Heated Area: 2747 HX Base Yr 2015



839 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		433,563
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ASSESSED VALUE		270,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,234
TOTAL JUST VALUE		558,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1110	2/09/2021	LE	U	I	14	100
GRANTOR: FARNELL MASON						
GRANTEE: FARNELL MALLIE MASO						
1005/2163	1/16/2004	WD	Q	V	06	100
GRANTOR: LAWRENCE & REBECCA ST						
GRANTEE: MASON & PHYLLIS FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S31 E19 S7 E31 N10 E27 N36 W28 S8 W30 $
FCP=[ORIG=58,-8] N36 W28 S36 E28 $
FSP=[ORIG=30,-8] N6 W30 S14 E30 N8 $
FOP=[ORIG=31,38] E27 N10 W27 S10 $
FCP=[YR=2025;ORIG=30,-44] N16 E28 S16 W28 $
.

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 07/18/2023 BY JB Total Acres: 20.00 Total Land Value: 15,455 Market: 133,000 Agricultural: 8,455 Common: 7,000 PRINTED 10/03/2025 BY SYS

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2026

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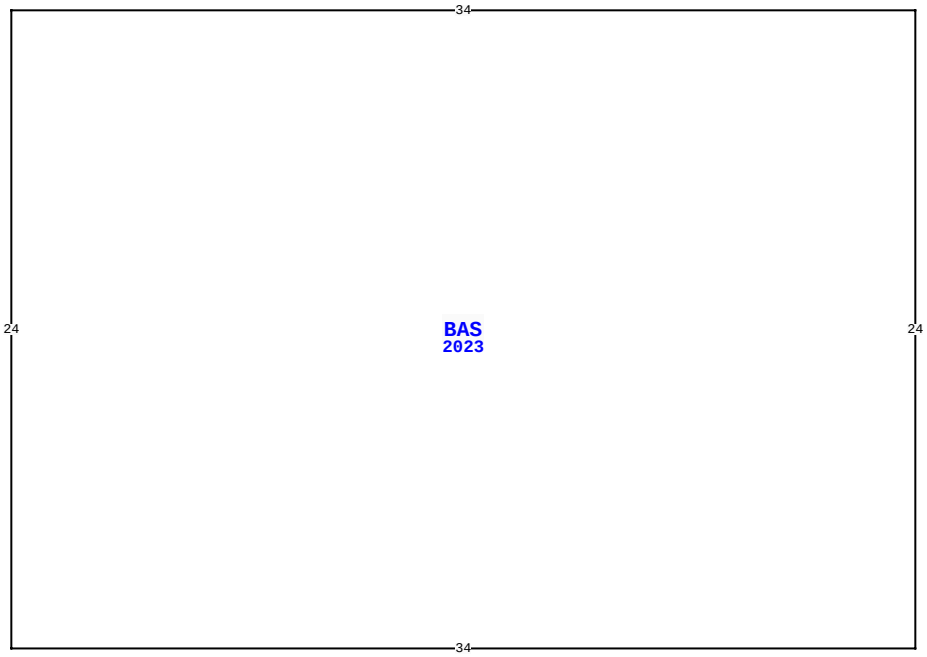
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2023	816	15,450
TOTALS	816			816	15,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	816	69.0000	19.32	15,765	2022	2022	0	0	0	2.00	98.00

3 BARNS 100% - 2023 Heated Area: 816 HX Base Yr 2015



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COLUMBIA COUNTY PROPERTY

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GRANTOR: FARNELL MASON						
GRANTEE: FARNELL MALLIE MASO						
1005/2163	1/16/2004	WD	Q	V	06	100
GRANTOR: LAWRENCE & REBECCA ST						
GRANTEE: MASON & PHYLLIS FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,13] E34 S24 W34 N24 $
.

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 07/18/2023 BY JB Total Acres: 20.00 Total Land Value: 15,455 Market: 133,000 Agricultural: 8,455 Common: 7,000 PRINTED 10/03/2025 BY SYS