COMM AT NW COR OF E1/2 OF SW1/4
RUN S 614.2 FT TO N R/W US-90, R
RD 105 FT FOR POB, RUN N 420 FT,

JONES DAISY MAE
4515 E US HWY 90
LAKE CITY, FL 32055

2026

36-3S-17-07452-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

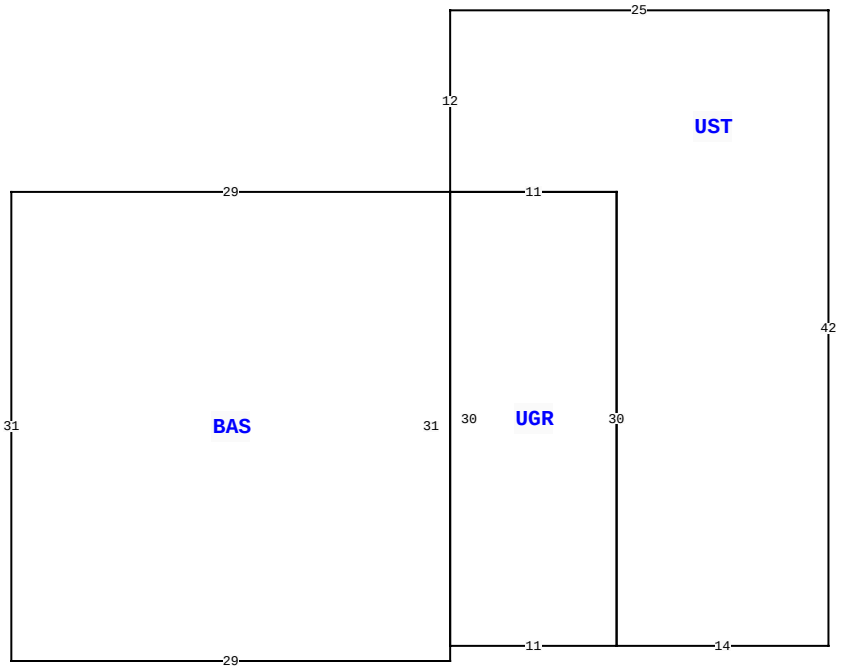
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100		899	51,832
UGR	330	45		148	8,533
UST	720	45		324	18,680
TOTALS	1,949			1,371	79,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,371	79.2000	88.70	121,608	1962	1962	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 899 HX Base Yr



4465 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,316
TOTAL MARKET OB/XF VALUE	29,796
TOTAL LAND VALUE - MARKET	31,860
TOTAL MARKET VALUE	170,972
SOH/AGL Deduction	0
ASSESSED VALUE	170,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,972
TOTAL JUST VALUE	170,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,972

LAND:1:1: JOINS PARCEL 7397-000 1.74 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S31 E29 N31$ UGR= S30 E11 N30 W11$ UST= E11 S30E14 N42 W25 S12 $.

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	0030	BARN,MT	0	0	24	30	720.00	UT	12.00	12.00	100	2005	2005	3	100	8,640	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	18	36	648.00	UT	3.00	3.00	100	2005	2005	3	100	1,944	
4	0040	BARN,POLE	0	0	18	72	1,296.00	UT	3.00	3.00	100	2005	2005	3	100	3,888	
5	0040	BARN,POLE	0	0	12	20	240.00	UT	3.00	3.00	100	2005	2005	3	100	720	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0296	SHED METAL	0	0	8	10	80.00	UT	7.00	7.00	100	2005	2005	3	100	560	
8	0296	SHED METAL	0	0	10	10	100.00	UT	7.00	7.00	100	2005	2005	3	100	700	
9	0296	SHED METAL	0	0	12	16	192.00	UT	7.00	7.00	100	2005	2005	3	100	1,344	
10	0060	CARPORT F	0	0	12	16	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

TOTAL OB/XF 28,196

LAND DESCRIPTION

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	0102	C	SFR/MH	0		I	0.00	0.00	2.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	24,030							
2	0000	C	VAC RES	0		I	0.00	0.00	1.74	AC		1.00	1.00	0.50	9,000.00	4,500.00	7,830							

REVIEW DATE 03/16/2020 BY CP Total Acres: 4.41 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 09/29/2025 BY SYS

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4515 E US HWY 90
LAKE CITY, FL 32055

2026

36-3S-17-07452-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

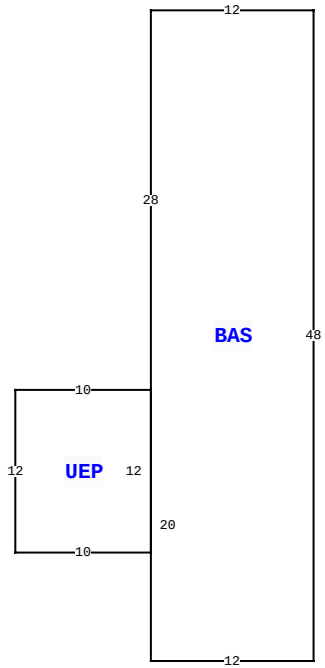
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	11,062
UEP	120	70		84	1,613
TOTALS	696			660	12,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	80.0100	48.01	31,687	1972	1972	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



4465 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	31,860
TOTAL MARKET VALUE	170,972
SOH/AGL Deduction	0
ASSESSED VALUE	170,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,972
TOTAL JUST VALUE	170,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S28 UEP= W10 S12 E10 N12$ S20 E12 N48$.

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
11	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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

REVIEW DATE 03/16/2020 BY CP Total Acres: 4.41 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 09/29/2025 BY SYS

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4515 E US HWY 90
LAKE CITY, FL 32055

2026

36-3S-17-07452-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

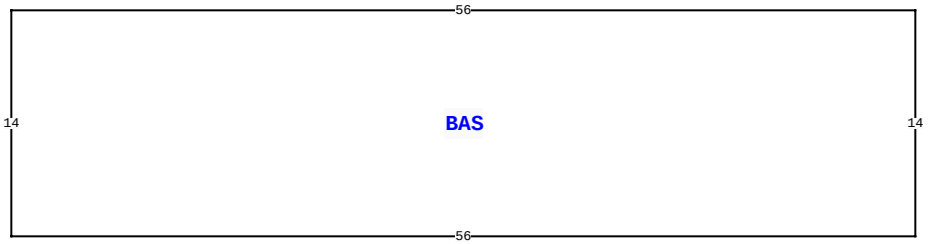
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,596
TOTALS	784			784	17,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	93.5100	56.11	43,990	1979	1979	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	31,860
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ASSESSED VALUE	170,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,972
TOTAL JUST VALUE	170,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

4465 E US HIGHWAY 90 , LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 03/16/2020 BY CP Total Acres: 4.41 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 09/29/2025 BY SYS