LOT 3 BLOCK 2 FOREST HILLS S/D U
413-696, LE 1308-2681, DC 1468-2

BIG ROOM LLC/JCM LAND TRUST
1130 NW ASH DR
LAKE CITY, FL 32055

2027

00-00-00-07701-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

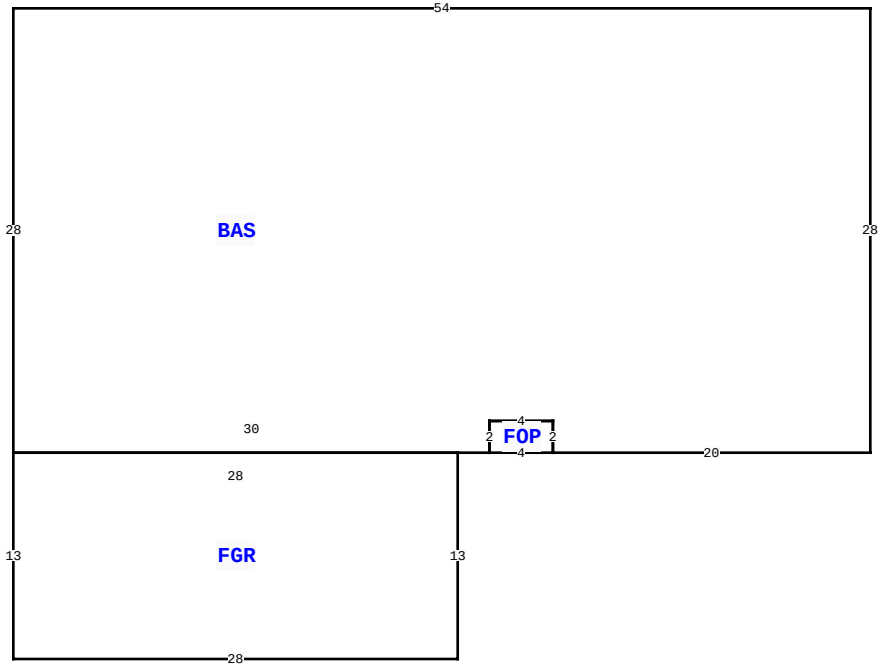
NEIGHBORHOOD/LOC 5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100		1,504	80,291
FGR	364	55		200	10,677
FOP	8	30		2	107
TOTALS	1,876			1,706	91,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,706	97.0592	106.77	182,150	1962	1962	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2025 Heated Area: 1504 HX Base Yr



153 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,075
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	13,770
TOTAL MARKET VALUE	105,645
SOH/AGL Deduction	0
ASSESSED VALUE	105,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,645
TOTAL JUST VALUE	105,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00401			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2661	4/16/2026	LE	U	I	14	100
GRANTOR: JCM LAND TRUST DATED						
GRANTEE: DASHER MEGHAN ANN (						
1515/1203	5/28/2024	WD	Q	I	01	120,000
GRANTOR: CABALIT DENIS C						
GRANTEE: BIG ROOM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S28 FGR= S13 E28 N13 W28$ E30 FOP= E4 N2 W4 S2$ N2 E4 S2 E20 N28$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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-	290.00	120.00	10,800.00	SF		1.00	1.00	0.85	1.50	1.28	13,770							

REVIEW DATE 01/28/2025 BY ME Total Acres: 0.25 Total Land Value: 13,770 Market: 0 Agricultural: 0 Common: 13,770 PRINTED 11/17/2026 BY SYS