NW DIV: S1/2 OF E2/3 OF LOT 30 E
409-381, 466-359, 785-3, 972-392

LAKE CITY EARTH LLC
830-13 A1A N, BOX 125
PONTE VEDRA BEACH, FL 32082

2027

00-00-00-11285-000

BUILDING CHARACTERISTICS

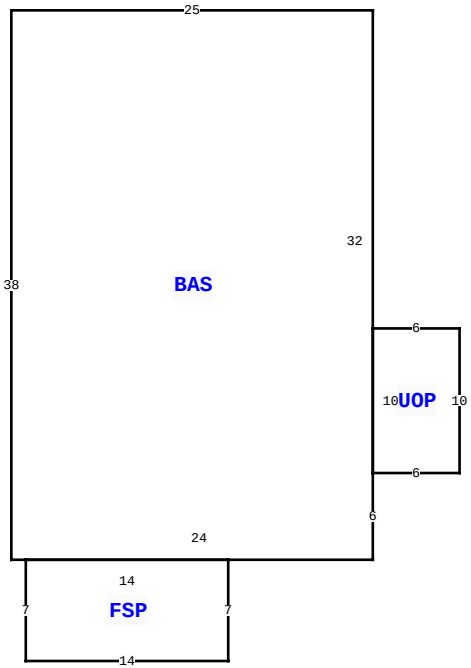
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	28,565
FSP	98	40		39	1,173
UOP	60	20		12	361
TOTALS	1,108			1,001	30,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	49.7016	54.67	54,725	1900	1900	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 950 HX Base Yr



407 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,374
TOTAL MARKET VALUE	79,312
SOH/AGL Deduction	0
ASSESSED VALUE	79,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,312
TOTAL JUST VALUE	79,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
425	N/A	10	04/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/984	4/21/2026	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH LLC						
1547/680	8/15/2025	WD	U	I	37	50,000
GRANTOR: PATE LINDA						
GRANTEE: LIVE OAK EARHT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S38 E1 FSP= S7 E14 N7 W14$ E24 N6 UOP= E6 N10 W6S10$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	16,749.00	SF		1.00	1.00	1.00	0.50	0.50	8,374							

REVIEW DATE 01/13/2026 BY TP Total Acres: 0.38 Total Land Value: 8,374 Market: 0 Agricultural: 0 Common: 8,374 PRINTED 11/17/2026 BY SYS

NW DIV: S1/2 OF E2/3 OF LOT 30 E
409-381, 466-359, 785-3, 972-392

LAKE CITY EARTH LLC
830-13 A1A N, BOX 125
PONTE VEDRA BEACH, FL 32082

2027

00-00-00-11285-000

BUILDING CHARACTERISTICS

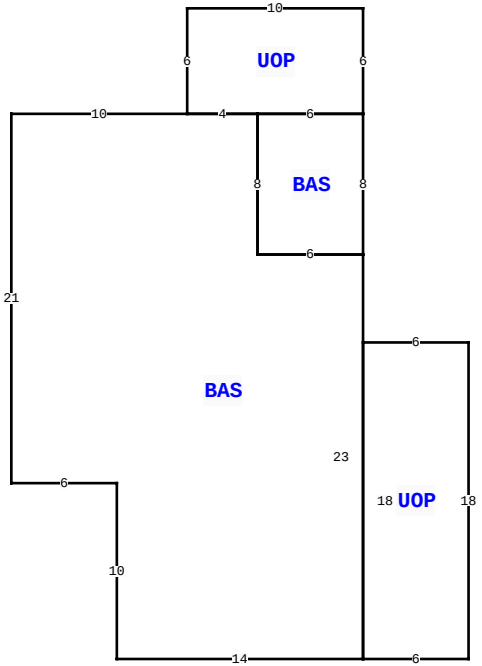
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	1,745
BAS	512	100		512	18,616
UOP	60	20		12	436
UOP	108	20		22	800
TOTALS	728			594	21,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	594	60.1020	66.11	39,269	1900	1900	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 2026 Heated Area: 560 HX Base Yr



407 NW WILSON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,374
TOTAL MARKET VALUE	79,312
SOH/AGL Deduction	0
ASSESSED VALUE	79,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,312
TOTAL JUST VALUE	79,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/984	4/21/2026	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH LLC						
1547/680	8/15/2025	WD	U	I	37	50,000
GRANTOR: PATE LINDA						
GRANTEE: LIVE OAK EARHT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S21 E6 S10 E14 UOP= E6 N18 W6 S18$ N23 BAS= N8 W6 S8 E6$ W6 N8 UOP= E6 N6W10 S6 E4$ W4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/13/2026 BY TP Total Acres: 0.38 Total Land Value: 8,374 Market: 0 Agricultural: 0 Common: 8,374 PRINTED 11/17/2026 BY SYS

NW DIV: S1/2 OF E2/3 OF LOT 30 E

409-381, 466-359, 785-3, 972-392

LAKE CITY EARTH LLC
830-13 A1A N, BOX 125
PONTE VEDRA BEACH, FL 32082

2027

00-00-00-11285-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 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	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

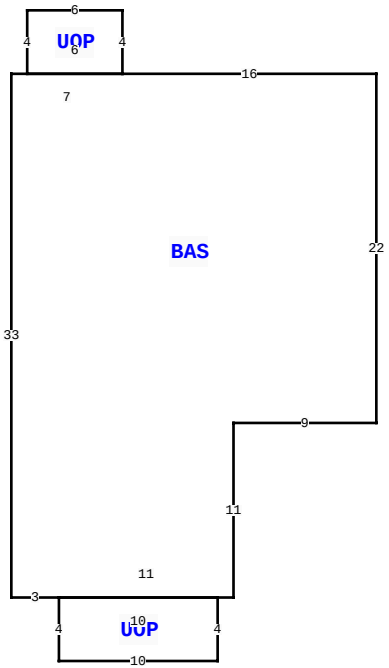
NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	18,869
UOP	24	20		5	143
UOP	40	20		8	229
TOTALS	724			673	19,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	673	47.2500	51.98	34,983	1900	1900	10	0	0	35.00	55.00

4 SINGLE FAM 0% - 2026 Heated Area: 660 HX Base Yr



407 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY PAGE 3 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,938
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,374
TOTAL MARKET VALUE	79,312
SOH/AGL Deduction	0
ASSESSED VALUE	79,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,312
TOTAL JUST VALUE	79,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/984	4/21/2026	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH LLC						
1547/680	8/15/2025	WD	U	I	37	50,000
GRANTOR: PATE LINDA						
GRANTEE: LIVE OAK EARHT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N4 W6 S4 E6$ W7 S33 E3 UOP= S4 E10 N4 W10$E11 N11 E9 N22$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/13/2026 BY TP Total Acres: 0.38 Total Land Value: 8,374 Market: 0 Agricultural: 0 Common: 8,374 PRINTED 11/17/2026 BY SYS