

NW DIV: BEG 145.9 FT S OF NW COR  
58.61 FT W 105.05 FT, N 58.15 FT  
BLOCK A.

LATHAM SAMUEL  
448 SW TUNSIL ST  
LAKE CITY, FL 32024

2026

00-00-00-11470-000



| BUILDING CHARACTERISTICS   |            |              |         |   |   | MARKET ADJUSTMENTS  |     |           |                |                |                |             |     |          |                 |       | COLUMBIA COUNTY PROPERTY  |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
|--|------------|--------------|---------|---|---|---|-----|-----------|----------------|----------------|----------------|-------------|-----|----------|-----------------|-------|---|-------------------|------|--|--|--|--|--|------|------|-------|--|--|--|--|--|--|--|--|--|--|
| ELEMENT  | CD         | CONSTRUCTION |         |   |   | TYPE  | MDL | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB | ECON     | FNCT            | NORM  | % COND  | VALUATION SUMMARY |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
|  |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>VALUATION BY</b><br>Tax Group: 1 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 3,045<br><b>TOTAL MARKET VALUE</b> 3,045<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 3,045<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 3,045<br><b>TOTAL JUST VALUE</b> 3,045<br>NCON VALUE 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 3,045 |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| DOR CODE 0000 VACANT   |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| MAP NUM      MKT AREA      07  |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       |   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 820317.00 1.00/   |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>SALES DATA</b><br>OFF RECORD      TYPE      Q      V      RSN      SALE<br>Number      DATE      INST      U      I      CD      PRICE<br>1505/1928      1/04/2024      QC      U      I      11      10,100<br>GRANTOR: TWENTYEIGHT FOURTEEN<br>GRANTEE: LATHAM SAMUEL<br>1500/845      10/06/2023      QC      U      I      11      10,000<br>GRANTOR: WILSON SCHARA<br>GRANTEE: TWENTYEIGHT FOURTEE  |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE      TOTAL GROSS AREA      PCT OF BASE      YEAR      TOT ADJ AREA      SUBAREA MARKET VALUE   |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>BUILDING NOTES</b>   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b> 863 NW TEXAS AVE, LAKE CITY   |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>BUILDING DIMENSIONS</b>  |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
|  |            |              |         |   |   | BLD DATE      LGL DATE<br>XF DATE      LAND DATE<br>INC DATE      AG DATE |     |           |                |                |                |             |     |          |                 |       |   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| 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 |   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
|  |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>LAND DESCRIPTION</b><br>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   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
|  |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       | <b>TOTAL OB/XF</b> 0  |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |
| 1  | 0000       | C            | VAC RES |   |   |   |     |           | 0              |                | *RSF-358.00    | 105.00      |     | 6,090.00 | SF              |       | 1.00  | 1.00              | 1.00 |  |  |  |  |  | 0.50 | 0.50 | 3,045 |  |  |  |  |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 10/25/2024 <b>BY</b> HC      Total Acres: 0.14      Total Land Value: 3,045      Market: 0      Agricultural: 0      Common: 3,045 <b>PRINTED 06/23/2026 BY SYS</b> |            |              |         |   |   |   |     |           |                |                |                |             |     |          |                 |       |   |                   |      |  |  |  |  |  |      |      |       |  |  |  |  |  |  |  |  |  |  |