

W DIV: COMM NW COR, RUN S 105 FT
 POB, CONT S 105 FT, E 154.3 FT,
 W 152 FT TO POB. BLOCK G

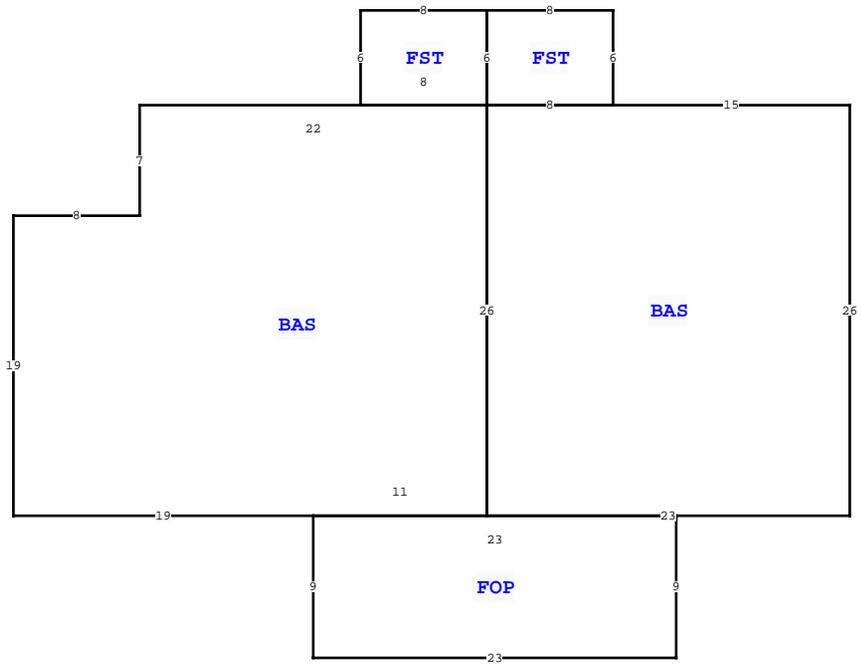
SAMSUM, LLC
 394 SW LAKE VIEW AVE
 LAKE CITY, FL 32055

2026

00-00-00-12320-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	598	100	
BAS	724	100	
FOP	207	30	
FST	48	55	
FST	48	55	
TOTALS	1,625		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2023								
Heated Area: 1322 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			139,708
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			16,100
TOTAL MARKET VALUE			156,408
SOH/AGL Deduction			802
ASSESSED VALUE			155,606
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,606
TOTAL JUST VALUE			156,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0801	REROOF BLDG #2	4,001	09/30/2025
0802	REROOF BLDG #1	4,001	09/30/2025
409	MAINT/ALTR	50	09/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1790	9/14/2022	WD	U	I	11	100
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SAMSUM, LLC						
1465/1868	4/29/2022	WD	U	I	19	245,000
GRANTOR: JORDAN ROBERT F ESTAT						
GRANTEE: M & J SAMPSON LLC						

EXTRA FEATURES		439 NW ORANGE ST, LAKE CITY														
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
1	0080	DECKING	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	100	400	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	16,100.00	SF		1.00	1.00	1.00	1.00	1.00	16,100							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FST= N6 W8 S6 E8\$ W8 FST= N6 W8 S6 E8\$ BAS= W22 S7 W8 S19 E19 FOP= S9 E23N9 W23\$ E11 N26\$ S26 E23 N26\$.	

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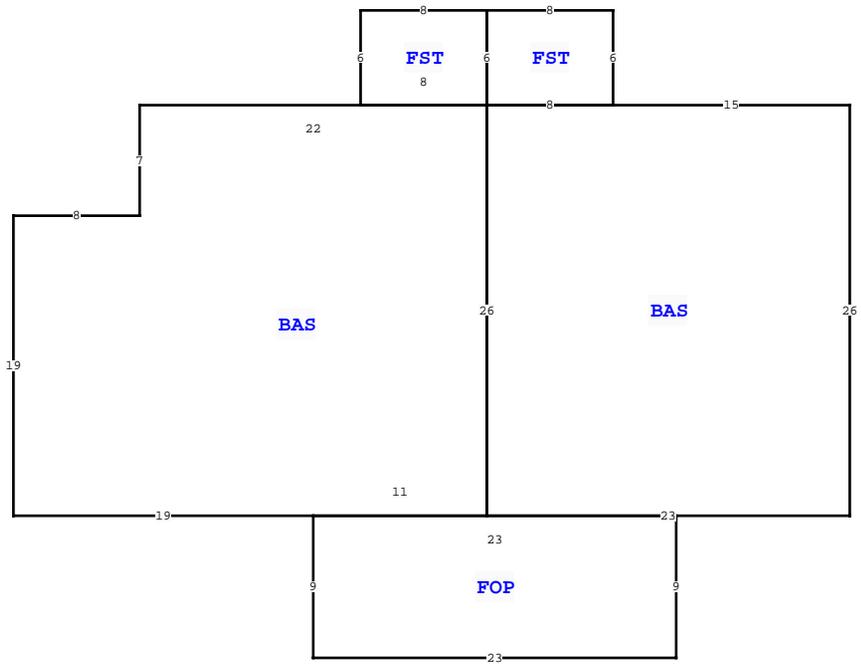
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GRANTOR: JORDAN ROBERT F ESTAT						
GRANTEE: M & J SAMPSON LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

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439 NW ORANGE ST, LAKE CITY	

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