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

MCLEAN KELCEY/GOLDEN GARRETT
170 SW SAPLING GLN
LAKE CITY, FL 32024

2027

00-00-00-12320-000

BUILDING CHARACTERISTICS

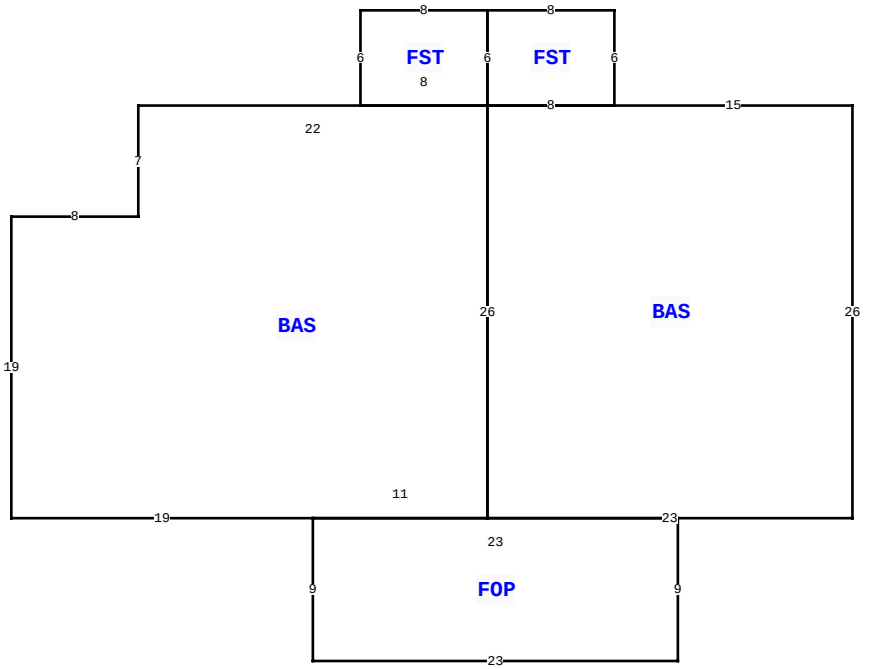
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	42,178
BAS	724	100		724	51,065
FOP	207	30		62	4,373
FST	48	55		26	1,834
FST	48	55		26	1,834
TOTALS	1,625			1,436	101,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,436	115.8150	100.76	144,691	1940	2005	0	0	0	30.00	70.00

1 DUPLEX 0% - 2023 Heated Area: 1322 HX Base Yr



439 NW ORANGE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	202,568
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	32,200
TOTAL MARKET VALUE	236,368
SOH/AGL Deduction	64,201
ASSESSED VALUE	172,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,167
TOTAL JUST VALUE	236,368
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,848

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
1569/2781	6/05/2026	WD	Q	I	01	410,000
GRANTOR: SAMSUM, LLC						
GRANTEE: MCLEAN KELCEY						
1475/1790	9/14/2022	WD	U	I	11	100
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SAMSUM, LLC						

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$.

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	0080	DECKING	0	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	

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
1	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	16,100.00	SF		1.00	1.00	1.00	2.00	2.00	32,200							

REVIEW DATE 10/01/2026 BY TP Total Acres: 0.37 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 11/17/2026 BY SYS

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

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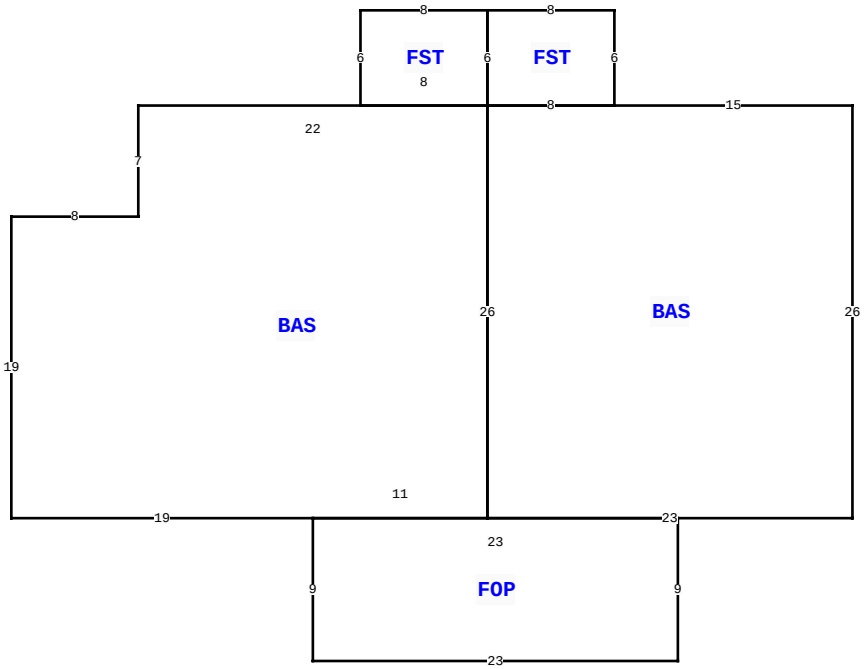
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439 NW ORANGE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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