

C DIV: THE W 107 FT OF S1/2 OF
 BLOCK 36 & COMM SW COR, RUN E
 107 FT FOR POB, CONT E 85.13

SAMSON CHRISTOPHER M
 181 SE HERNANDO AVE
 LAKE CITY, FL 32025

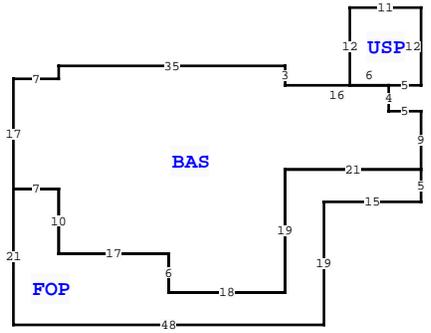
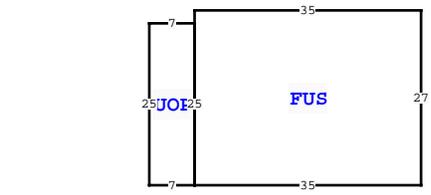
2026

00-00-00-12738-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 04 | SINGLE SID | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 01 | MINIMUM | 90 |
| Roof Cover | 12 | MODULAR MT | 10 |
| Interior Wall | 03 | PLASTER | 50 |
| Interior Wall | 05 | DRYWALL | 50 |
| Interior Floo | 14 | CARPET | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 2. | 2. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,495 | 100 | |
| FOP | 643 | 30 | |
| FUS | 945 | 100 | |
| UOP | 175 | 20 | |
| USP | 132 | 35 | |
| TOTALS | 3,390 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,714 | 97.3434 | 110.97 | 301,173 | 1900 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 0% - 0 Heated Area: 2440 HX Base Yr | | | | | | | | | | | | | |



| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

181 SE HERNANDO AVE, LAKE CITY

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0294 | SHED WOOD/ | 0 | 0 | 16 | 16 | 256.00 | UT | 7.50 | 7.50 | 100 | 0 | 0 | 3 | 100 | 1,920 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 195,762 | |
| TOTAL MARKET OB/XF VALUE | | 2,120 | |
| TOTAL LAND VALUE - MARKET | | 35,066 | |
| TOTAL MARKET VALUE | | 232,948 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 232,948 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 232,948 | |
| TOTAL JUST VALUE | | 232,948 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 229,508 | |

SALE: 2:1: CERTIFICATE OF TITLE
 BLDG: 1:1: NW1/4 32-3S-17
 SALE: 1:1: PART OF BLK 36

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1024/1184 | 8/20/2004 | WD | Q | I | | 155,000 |
| GRANTOR: DOUGLASS | | | | | | |
| GRANTEE: SAMSON | | | | | | |
| 0882/0905 | 6/16/1999 | WD | Q | I | | 124,500 |
| GRANTOR: REVELS | | | | | | |
| GRANTEE: DOUGLASS | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W5 N4 USP= E5 N12 W11 S12 E6\$ W16 N3 W35 S2 W7 S17 FOP=
 S21 E48 N19 E15 N5 W21 S19 W18 N6 W17 N10 W7\$ E7 S10 E17 S6
 E18 N19 E21 N9\$ PTR=N40FUS= N27 W35 S2 UOP= W7 S25 E7 N25\$
 S25 E35 \$ S40\$.

| 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 | DPHT 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 | | RO | 107.00 | 105.00 | 20,038.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 35,066 | | | | | | | |