C DIV: 55.5 FT N & S BY 100 FT E
BLOCK 48. & BEG 99 FT S OF NW CO
46 FT, W 5 FT, S 9.5 FT, W 100 F

TWENTYEIGHT FOURTEEN, LLC
930 NE JOE CONEY AVE
LAKE CITY, FL 32055

2027

00-00-00-12782-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

265 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,524
TOTAL MARKET VALUE	30,524
SOH/AGL Deduction	0
ASSESSED VALUE	30,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,524
TOTAL JUST VALUE	30,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1608	6/12/2023	WD	U	V	11	100
GRANTOR: WARREN SYLVESTER III						
GRANTEE: TWENTYEIGHT FOURTEE						
1488/2513	4/24/2023	WD	U	V	11	100
GRANTOR: WARREN SYLVESTER III						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1000	C	VACANT COMME	0		*CG	55.00	100.00	5,550.00	SF		1.00	1.00	1.00	2.75	2.75	15,262							
2	1000	C	VACANT COMME	0		*CG	46.00	105.00	5,550.00	SF		1.00	1.00	1.00	2.75	2.75	15,262							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.25 Total Land Value: 30,524 Market: 0 Agricultural: 0 Common: 30,524 PRINTED 11/16/2026 BY SYS