E DIV: LOTS 1 THRU 5 & 13 THRU 1
ADDITION & BEG NE COR OF LOT 15
55.68 FT, S 46.59 FT TO CURVE, W

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

2026

00-00-00-12845-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

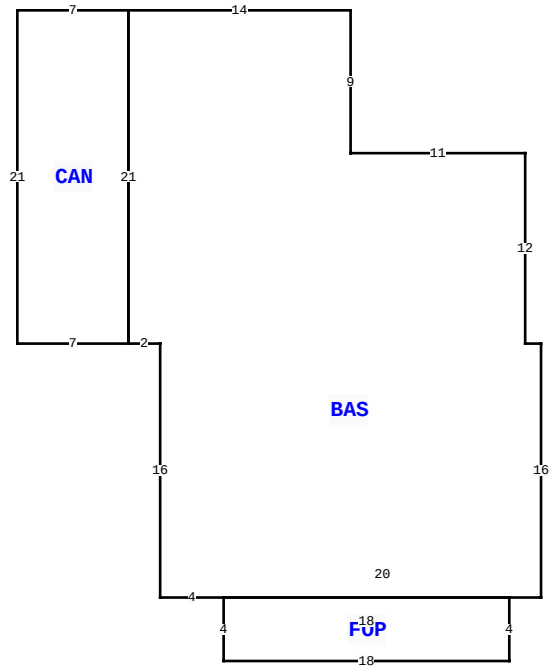
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	23,397
CAN	147	30		44	1,271
FOP	72	30		22	636
TOTALS	1,029			876	25,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	876	76.0158	57.77	50,607	1944	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2024 Heated Area: 810 HX Base Yr



123 NE BRADLEY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	25,304
TOTAL MARKET OB/XF VALUE	12,559
TOTAL LAND VALUE - MARKET	74,358
TOTAL MARKET VALUE	112,221
SOH/AGL Deduction	0
ASSESSED VALUE	112,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,221
TOTAL JUST VALUE	112,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2486	5/19/2023	WD	U	I	11	100
GRANTOR: WARREN SYLVESTER III						
GRANTEE: TWENTYEIGHT FOURTEE						
1486/815	3/13/2023	WD	U	I	11	100
GRANTOR: CARTER MARY ALYCE						
GRANTEE: WARREN SYLVESTER II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N9 W14 CAN= W7 S21 E7 N21$ S21 E2 S16 E4 FOP= S4 E18 N4 W18$ E20 N16 W1 N12$.

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	0169	FENCE/WOOD	0	0	0	0	300.00	UT	6.00	6.00	50	2001	2001	3	50	900	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0140	CLFENCE 6	0	0	0	0	450.00	UT	3.50	3.50	45	2001	2001	3	45	709	
4	0030	BARN,MT	0	0	20	20	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
5	0161	3-STRAND B	0	0	0	0	1.00	UT	100.00	100.00	100	2017	2017	3	100	100	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	250.00	250.00	100	2023	2022		100	250	
7	0041	BARN,MACH	0	0	0	0	1.00	UT	7,200.00	7,200.00	100	2023	2022		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 12,559

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	1700	C	1STORY OFF	0		CG	0.00	0.00	26,232.83	SF		1.00	1.00	1.00	1.00	1.00	26,233							
2	1000	C	VACANT COMME	0		RSF-1	0.00	0.00	17,500.00	SF		1.00	1.00	1.00	2.75	2.75	48,125							

REVIEW DATE 02/06/2017 BY DF Total Acres: 1.00 Total Land Value: 74,358 Market: 0 Agricultural: 0 Common: 74,358 PRINTED 05/12/2026 BY SYS