

E DIV: BEG NE COR LOT 27 LAKE VI  
ALONG W R/W GORDON ST 49.07 FT,  
FT TO N R/W DUVAL ST, W ALONG R/

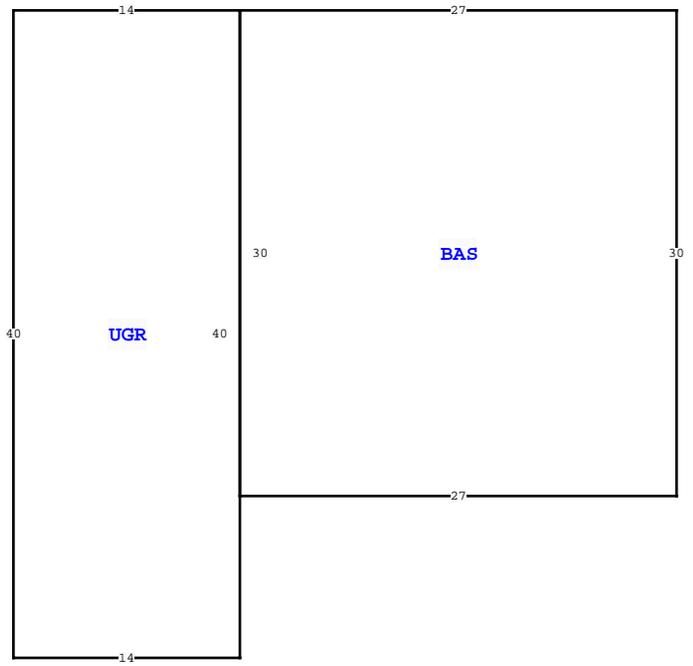
M & J SAMPSON LLC  
P O BOX 1213  
LAKE CITY, FL 32056

**2026**

00-00-00-13160-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	90
Interior Wall	05	DRYWALL	10
Interior Floor	03	CONC FINSH	50
Interior Floor	06	VINYL ASB	50
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.130	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	810	100	
UGR	560	45	
TOTALS	1,370		1,062
			41,245

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,062	53.3520	59.75	63,454	1930	1930	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 810 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			41,245
TOTAL MARKET OB/XF VALUE			1,052
TOTAL LAND VALUE - MARKET			24,417
TOTAL MARKET VALUE			66,714
SOH/AGL Deduction			0
ASSESSED VALUE			66,714
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			66,714
TOTAL JUST VALUE			66,714
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2443	4/25/2022	TD	U	V	18	1,800
GRANTOR: WILLIAMS J S & FRANCE						
GRANTEE: M & J SAMPSON LLC						
1449/17	10/01/2021	WD	Q	I	05	29,000
GRANTOR: KURTZ TONY M JR						
GRANTEE: M & J SAMPSON LLC						

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	0166	CONC, PAVMT	0	0	12	14	168.00	UT	1.50	1.50	100	1994	1994	3	100	252	
2	0260	PAVEMENT-A	0	0	38	40	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
3	0294	SHED WOOD/	0	0	10	10	100.00	UT	3.00	3.00	100	2001	2001	3	100	300	

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		*CG	50.00	65.00	4,105.00	SF		1.00	1.00	1.00	2.50	2.50	10,262							
2	0000	C	VAC RES	0		*CG	85.00	65.00	5,522.00	SF		1.00	1.00	1.00	2.50	2.50	13,805							
3	0000	C	VAC RES	0		*RSF-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	350.00	350.00	350							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 UGR= W14 S40 E14 N40\$ S30 E27 N30\$.