E DIV: 45 FT OFF W SIDE BLOCK 26
463-542, 543-282, TO TRUST 926-2

LAKE ISABELLA HOLDINGS LLC
163 SW MIDTOWN PL, STE 105
LAKE CITY, FL 32025

2027

00-00-00-13282-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

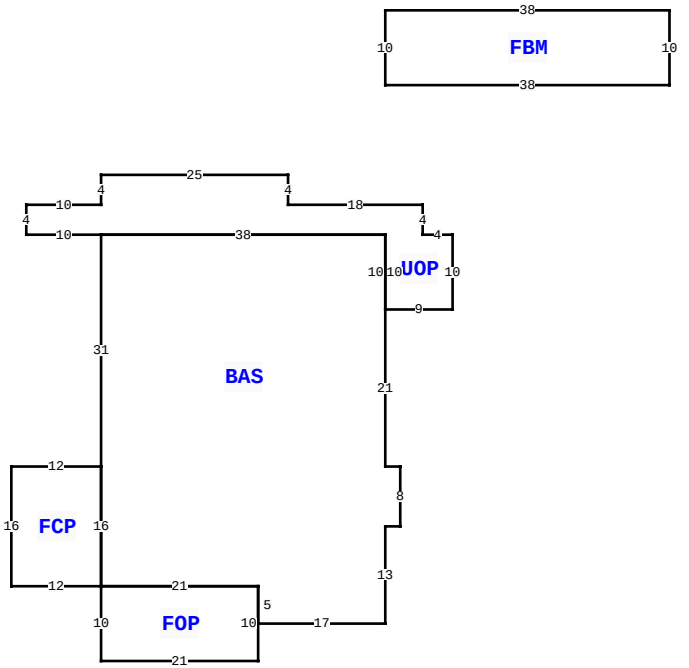
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100		1,887	102,589
FBM	380	80		304	16,528
FCP	192	25		48	2,610
FOP	210	30		63	3,425
UOP	402	20		80	4,349
TOTALS	3,071			2,382	129,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	76.0383	83.64	199,230	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2267 HX Base Yr



206 SE SAINT JOHNS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	8	51	1.00	UT	0.00	0.00	100	0	0	3	100	571	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	129,500
TOTAL MARKET OB/XF VALUE	571
TOTAL LAND VALUE - MARKET	9,888
TOTAL MARKET VALUE	139,959
SOH/AGL Deduction	0
ASSESSED VALUE	139,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,959
TOTAL JUST VALUE	139,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0949			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/616	11/11/2025	WD	Q	I	05	190,000
GRANTOR: HARDIN ELEANOR T REVO						
GRANTEE: LAKE ISABELLA HOLDI						
0926/2644	5/10/2001	QC	Q	I	01	100
GRANTOR: JAMES & ELEANOR HARDI						
GRANTEE: ELEANOR HARDIN REVO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= E9 N10 W4 N4 W18 N4 W25S4 W10 S4 E10 E38 S10$ BAS= N10 W38 S31 FCP= W12 S16 E12 N16$ S16 FOP= S10 E21 N10 W21$ E21 S5 E17 N13 E2 N8 W2 N21$ PTR=N30 FBM= E38 N10 W38 S10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 571

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	0133	C	SFR LAKE	0		00	0.00	0.00	5,650.00	SF		1.00	1.00	1.00	1.75	1.75	9,888							

REVIEW DATE 02/10/2026 BY TP Total Acres: 0.13 Total Land Value: 9,888 Market: 0 Agricultural: 0 Common: 9,888 PRINTED 11/17/2026 BY SYS