E DIV: LOT 4 MERLE'S ADDITION.
836-110, 910-784, 947-2243, WD 1

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

2027

00-00-00-13370-000

BUILDING CHARACTERISTICS

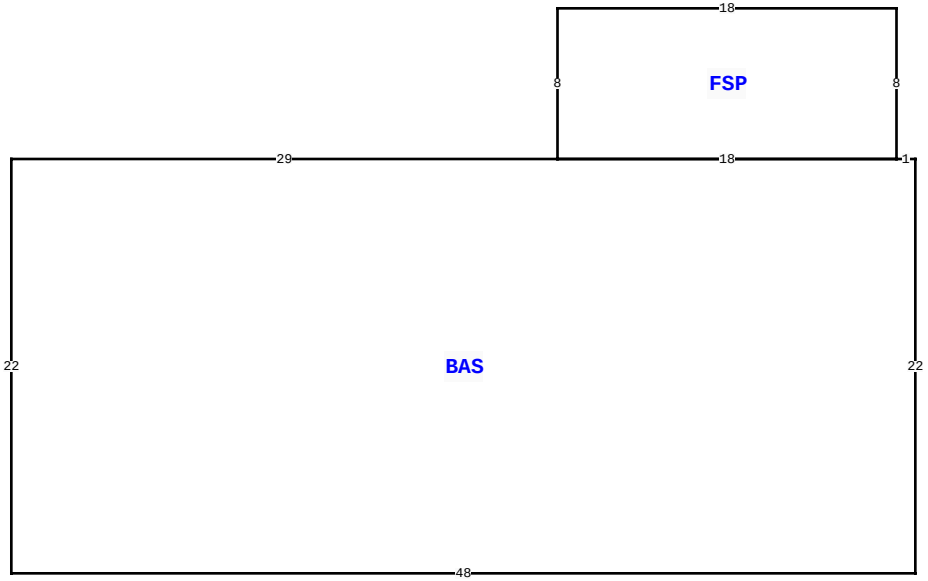
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	32317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	75,477
FSP	144	40		58	4,146
TOTALS	1,200			1,114	79,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,114	99.9600	109.96	122,495	1955	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1056 HX Base Yr



705 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	79,622
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	9,993
TOTAL MARKET VALUE	90,115
SOH/AGL Deduction	0
ASSESSED VALUE	90,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,115
TOTAL JUST VALUE	90,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1012	11/15/2021	TD	U	I	18	39,000
GRANTOR: CLERK OF COURT						
GRANTEE: M&J SAMPSON LLC						
1109/0340	1/26/2007	WD	Q	I		69,000
GRANTOR: JOHN MICHAEL LEE TRUS						
GRANTEE: PHILLIP R & LESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S22 E48 N22 W1 FSP= N8 W18 S8 E18$ W18$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	0100	C	SFR	0		*RSF	-365.00	102.00	6,662.00	SF		1.00	1.00	1.00	1.50	1.50	9,993							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.15 Total Land Value: 9,993 Market: 0 Agricultural: 0 Common: 9,993 PRINTED 11/17/2026 BY SYS