

E DIV: BEG ON THE S BNDRY OF BLO
94.50 FT W OF SE COR OF SAID BLK
SE COR BLK 298, RUN N 97 FT, W 1

DAVID BERNSTEIN ENTERPRISES LLC
992 SE MONROE ST
LAKE CITY, FL 32025

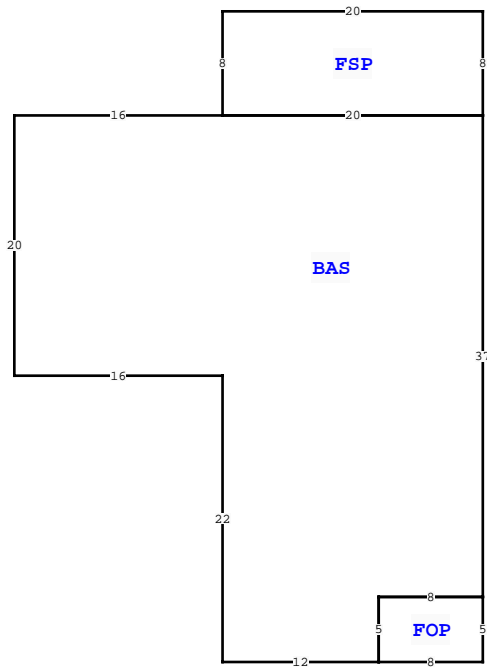
2026

00-00-00-13391-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
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
BAS	1,120	100	
FOP	40	30	
FSP	160	40	
TOTALS	1,320		
TOTALS		1,196	40,119

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,196	54.4544	60.99	72,944	1945	1945	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1120 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			40,119
TOTAL MARKET OB/XF VALUE			3,700
TOTAL LAND VALUE - MARKET			10,256
TOTAL MARKET VALUE			54,075
SOH/AGL Deduction			0
ASSESSED VALUE			54,075
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,075
TOTAL JUST VALUE			54,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,020
LAND:1:1: 90X95.9 + 485 SF.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2064	5/30/2025	WD	Q	I	01	70,000
GRANTOR: KINGDOM BOUND COMPANY						
GRANTEE: DAVID BERNSTEIN ENT						
1523/1504	9/13/2024	WD	Q	I	01	55,000
GRANTOR: HUDSON W KEITH						
GRANTEE: KINGDOM BOUND COMPA						

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,400	

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	DPH 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-	390.00	96.00	9,116.00	SF		1.00	1.00	0.75	1.50	1.13	10,256							

REVIEW DATE 08/22/2025 BY TP																								
Total Acres: 0.21					Total Land Value: 10,256					Market: 0					Agricultural: 0					Common: 10,256				