E DIV: LOT 3 BLOCK 7 GELBERGS RE
OF BLKS 6, 7, 8 & 9 OAK PARK S/D

JNS PROPERTY HOLDINGS LLC
PO BOX 395
ARCHER, FL 32618

2027

00-00-00-13431-000

BUILDING CHARACTERISTICS

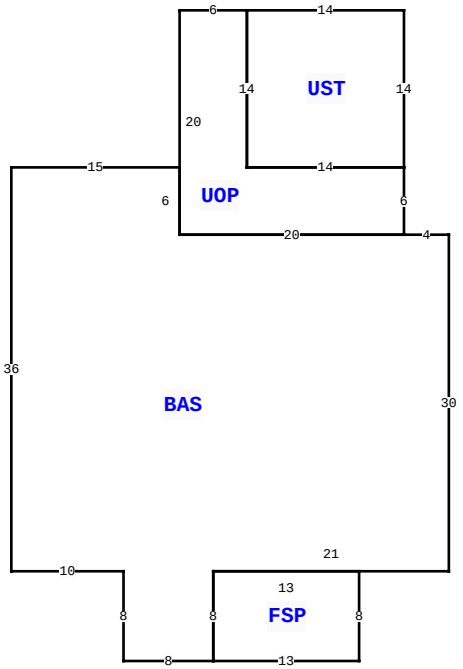
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,324	100		1,324	88,186
FSP	104	40		42	2,798
UOP	204	20		41	2,731
UST	196	45		88	5,861
TOTALS	1,828			1,495	99,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	93.1590	102.47	153,193	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1324 HX Base Yr



618 SE MONROE 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	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,575
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	6,751
TOTAL MARKET VALUE	106,376
SOH/AGL Deduction	0
ASSESSED VALUE	106,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,376
TOTAL JUST VALUE	106,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2572	3/27/2026	WD	Q	I	01	65,000
GRANTOR: CORNS REGINA M						
GRANTEE: JNS PROPERTY HOLDIN						
0936/1819	9/19/2001	CT	Q	I	01	27,014
GRANTOR: CLIFFORD RAY CAMERON						
GRANTEE: REGINA CORNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N6 UST= N14 W14 S14 E14$ W14 N14 W6 S20 E20$
W20 N6 W15 S36 E10 S8 E8 FSP= E13 N8 W13 S8$ N8 E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	-357.00	105.00	5,401.00	SF		1.00	1.00	1.00	1.25	1.25	6,751							

REVIEW DATE BY Total Acres: 0.12 Total Land Value: 6,751 Market: 0 Agricultural: 0 Common: 6,751 PRINTED 11/17/2026 BY SYS