S DIV: LOT 21 BLK C CANOVA S/D.
296-250, 310-203, LE 541-634, DC

JONES FAMILY LIVING TRUST
301 SW BROOKSIDE CT
LAKE CITY, FL 32055

2027

00-00-00-13706-000

BUILDING CHARACTERISTICS

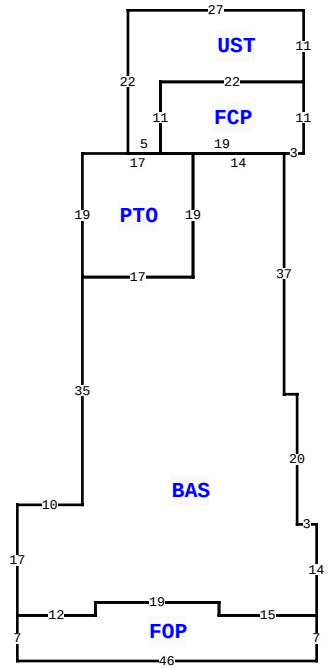
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100		2,120	127,036
FCP	242	25		60	3,595
FOP	360	30		108	6,472
PTO	323	5		16	959
UST	352	45		158	9,468
TOTALS	3,397			2,462	147,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,462	99.0486	108.95	268,235	1966	1966	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 2120 HX Base Yr



401 SE CHURCH AVE, 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	140	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	147,529
TOTAL MARKET OB/XF VALUE	1,340
TOTAL LAND VALUE - MARKET	11,750
TOTAL MARKET VALUE	160,619
SOH/AGL Deduction	0
ASSESSED VALUE	160,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,619
TOTAL JUST VALUE	160,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/176	6/09/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WENCE						
GRANTEE: WENCE KATHY JOAN (L						
1539/1004	3/10/2025	WD	Q	I	01	180,000
GRANTOR: WENCE KATHY JOAN						
GRANTEE: JONES FAMILY LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N37 FCP= E3 N11 UST= N11 W27 S22 E5 N11 E22 $W22 S11 E19$ W14 PTO= W17 S19 E17 N19$ S19 W17 S35 W10 S17 FOP= S7 E46 N7 W15 N2 W19 S2 W12$ E12 N2 E19 S2 E15 N14 W3 N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,340

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		00	120.00	70.00	9,400.00	SF		1.00	1.00	1.00	1.25	1.25	11,750							

REVIEW DATE 07/15/2025 BY TP Total Acres: 0.22 Total Land Value: 11,750 Market: 0 Agricultural: 0 Common: 11,750 PRINTED 11/17/2026 BY SYS