S DIV: LOTS 5 & 6 BLOCK A KRIPNE
441-718, 756-2510, 864-1334, 101

LITTLE GOLDEN GOOSE INVESTMENTS, LLC
2230 SE BAYA DR, UNIT 101
LAKE CITY, FL 32025

2027

00-00-00-14181-000

BUILDING CHARACTERISTICS

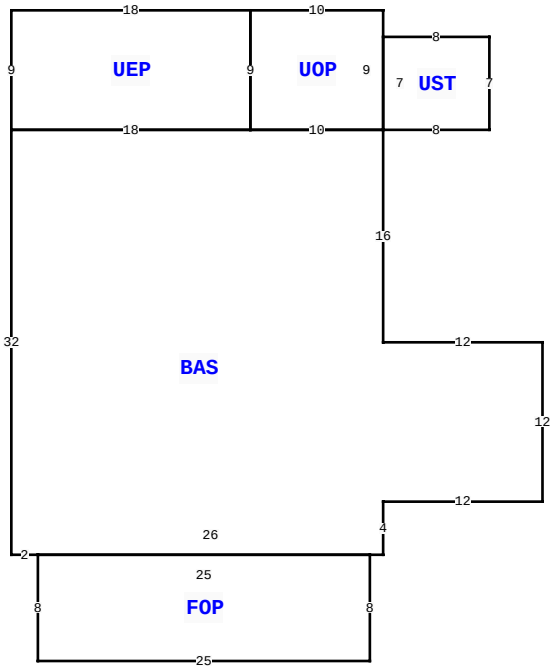
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,040	100		1,040	51,492
FOP	200	30		60	2,971
UEP	162	60		97	4,803
UOP	90	20		18	891
UST	56	45		25	1,238
TOTALS	1,548			1,240	61,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,240	81.8320	90.02	111,625	1945	1955	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1040 HX Base Yr



363 SE ALLEN PL, 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	0210	GARAGE U	0	0	0	0	1.00	UT	1,200.00	1,200.00	25	1993	1993	3	25	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,394
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	11,970
TOTAL MARKET VALUE	73,864
SOH/AGL Deduction	0
ASSESSED VALUE	73,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,864
TOTAL JUST VALUE	73,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,975

SALE:2:1: (FAMILY)

SALE:1:1: QC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2017	9/08/2025	WD	U	I	11	100
GRANTOR: LITTLE GOLDEN GOOSE L						
GRANTEE: LITTLE GOLDEN GOOSE						
1543/912	6/25/2025	WD	U	I	11	100
GRANTOR: MCDANIEL PAUL						
GRANTEE: LITTLE GOLDEN GOOSE						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N9 W18 S9 E18$ BAS= W18 S32 E2 FOP= S8 E25 N8 W25$ E26 N4 E12 N12 W12 N16 UST= E8 N7 W8 S7$ UOP= N9 W10 S9 E10$ W10$.

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		00	100.00	133.00	13,300.00	SF		1.00	1.00	0.90	1.00	0.90	11,970							

REVIEW DATE 01/29/2025 BY ME Total Acres: 0.31 Total Land Value: 11,970 Market: 0 Agricultural: 0 Common: 11,970 PRINTED 11/16/2026 BY SYS