S DIV: LOTS 1, 2 & 3 BLOCK B PIN
LE 837-1097, PB 1178-961, WD 135

MARTIN CAMERON/MARTIN KELLY
2859 NW 30TH TRL
JENNINGS, FL 32053

2027

00-00-00-14238-000

BUILDING CHARACTERISTICS

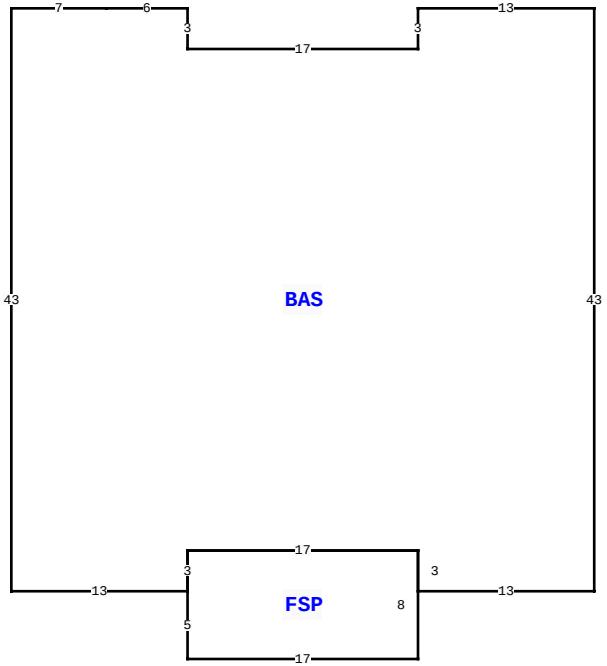
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,747	100		1,747	78,660
FSP	136	40		54	2,432
TOTALS	1,883			1,801	81,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	62.9748	69.27	124,755	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1747 HX Base Yr 2025



966 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,091
TOTAL MARKET OB/XF VALUE	1,028
TOTAL LAND VALUE - MARKET	17,968
TOTAL MARKET VALUE	100,087
SOH/AGL Deduction	0
ASSESSED VALUE	100,087
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	48,676
TOTAL JUST VALUE	100,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1013	DEMOLISH	0	11/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2324	2/05/2024	QC	U	I	11	100
GRANTOR: PEARCE LOIS E						
GRANTEE: MARTIN CAMERON						
1499/757	9/21/2023	WD	U	I	30	10,000
GRANTOR: REAGAN JON						
GRANTEE: PEARCE LOIS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S3 W17 N3 W6 W7 S43 E13 FSP= S5 E17 N8 W17 S3$ N3 E17S3 E13 N43$.

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	0200	GARAGE F	0	100	18	21	1.00	UT	0.00	0.00	100	0	0	3	100	1,028	

LAND DESCRIPTION

TOTAL OB/XF 1,028

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	100			0.00	0.00	23,958.00	SF		1.00	1.00	0.75	1.00	0.75	17,968							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.55 Total Land Value: 17,968 Market: 0 Agricultural: 0 Common: 17,968 PRINTED 11/16/2026 BY SYS