THE S 322.91 FT OF W 333.16 FT O
EX RD R/W (AKA PRCLS 1 & 2 CASON

JMD PROPERTY OF NORTH FL LLC
295 NW COMMONS LP STE 115, PMB 220
LAKE CITY, FL 32055

2027

05-4S-16-02773-022

BUILDING CHARACTERISTICS

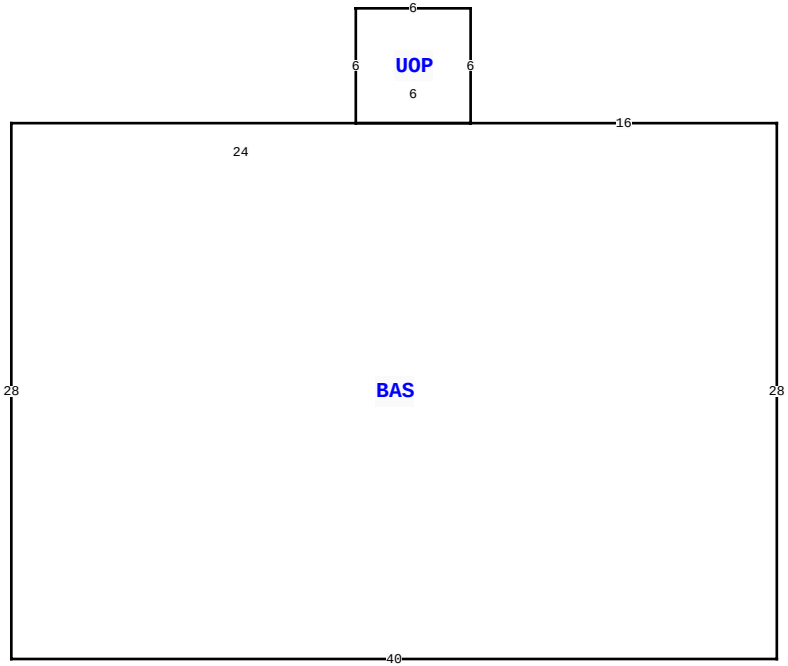
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	8,672
UOP	36	25		9	70
TOTALS	1,156			1,129	8,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,129	51.6120	30.97	34,965	1977	1977	0	0	15	60.00	25.00

1 MOBILE HME 0% - 0 Heated Area: 1120 HX Base Yr



104 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0031	BARN,MT AE	0	0	30	48	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	34,969
TOTAL MARKET OB/XF VALUE	15,800
TOTAL LAND VALUE - MARKET	28,560
TOTAL MARKET VALUE	79,329
SOH/AGL Deduction	0
ASSESSED VALUE	79,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,329
TOTAL JUST VALUE	79,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,804

SALE:4:1:

XFOB:3:1: SENT MH

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: REAL ESTATE BROKERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8069	STORAGE	30	02/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/2782	7/10/2013	WD	U	I	12	42,500
GRANTOR: PEOPLES STATE BANK						
GRANTEE: JMD PROPERTY OF NOR						
1257/0353	6/14/2013	WD	U	I	12	59,800
GRANTOR: JAMES R OLIN						
GRANTEE: PEOPLE STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N6 W6 S6 E6$ W24 S28 E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 15,800

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	0200	C	MBL HM	0		RSF/MH	323.00	324.00	1.40	AC		1.00	1.00	0.85	14,000.00	11,900.00	16,660							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	14,000.00	11,900.00	11,900							

REVIEW DATE 12/01/2025 BY JB Total Acres: 2.40 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 11/17/2026 BY SYS

THE S 322.91 FT OF W 333.16 FT O
EX RD R/W (AKA PRCLS 1 & 2 CASON

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BUILDING CHARACTERISTICS

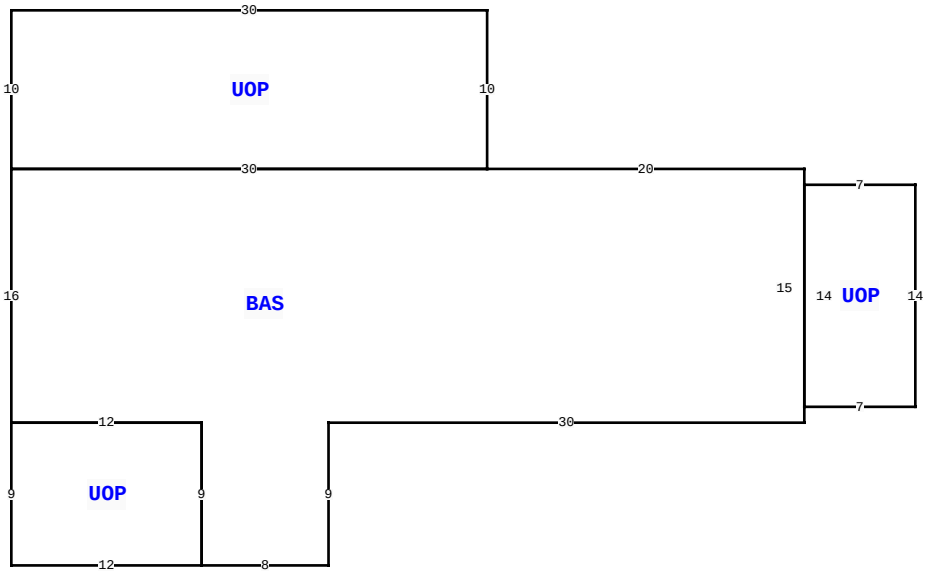
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100		872	23,481
UOP	98	20		20	538
UOP	108	20		22	592
UOP	300	20		60	1,616
TOTALS	1,378			974	26,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	974	61.2000	67.32	65,570	1990	1990	0	0	25	35.00	40.00

3 SINGLE FAM 0% - 0 Heated Area: 872 HX Base Yr



104 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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BASE TAXABLE VALUE	79,329
TOTAL JUST VALUE	79,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,804

SALE:1:1: INCLUDED 02773-012 $.70 STAMPS

XFOB:1:1: GUERDON MH/ID#'S GDOCFL11773198A&B

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: JAMES R OLIN						
GRANTEE: PEOPLE STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W30 S10 E30$ W30 S16 UOP= S9 E12 N9 W12$
E12 S9 E8 N9 E30 N1 UOP= E7 N14 W7 S14$ N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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