

COMM SW COR OF NW1/4, RUN N  
976.20 FT, E 1032 FT TO W R/W  
US-41, S ALONG R/W 265 FT FOR

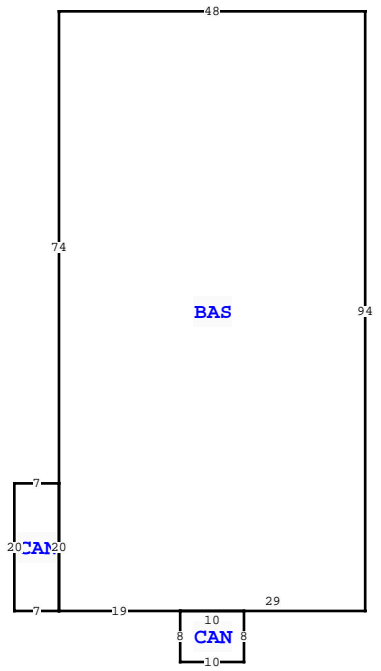
MCTJFC  
P O BOX 2204  
LAKE CITY, FL 32056

**2026**

05-4S-17-07669-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	90
Interior Floo	14	CARPET	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		16	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		27	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,512	100	
CAN	80	30	
CAN	140	30	
TOTALS	4,732		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	0									Heated Area: 4512 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			162,771
TOTAL MARKET OB/XF VALUE			7,989
TOTAL LAND VALUE - MARKET			255,200
TOTAL MARKET VALUE			425,960
SOH/AGL Deduction			8,444
ASSESSED VALUE			417,516
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			417,516
TOTAL JUST VALUE			425,960
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000226	M H	25	06/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/2347	10/04/2005	WD	Q	I	06	142,400

GRANTOR: JEAN-FELERT & MARIE C  
GRANTEE: MCTJFC  
0930/0613 6/29/2001 WD Q I 290,000  
GRANTOR: LANDRUM TRUST  
GRANTEE: JEAN-FELERT & MARIE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 S74 CAN= W7 S20 E7 N20 S20 E19 CAN= S8 E10 N8 W10 S E29 N94 S.	

EXTRA FEATURES															
L N	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	0260	PAVEMENT-A	0	0	129	129		0.54	80	0	0	3	80	7,189	
2	0166	CONC, PAVMT	0	0	0	0		0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1900	C	PROF BLDG	0		CG	160.00	290.00	46,400.00	SF		1.00	1.00	1.00	5.50	5.50	255,200							