LOT 19 BLOCK A HOLLY BROOK
811-220, 853-117, 868-1751, 915-

ROOS PAUL A/BREWSTER JAMES A
304 SW BAMBI LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-219

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0600 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

252 SW BAMBI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,125
TOTAL MARKET VALUE	28,125
SOH/AGL Deduction	144
ASSESSED VALUE	27,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,981
TOTAL JUST VALUE	28,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,125

LAND:1:1: .57 AC, ACCESS TO RUNWAY

SALE:1:1: LOT 19 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/28	10/24/2024	WD	Q	V	01	30,000
GRANTOR: FORD JOHN CHRISTOPHER						
GRANTEE: ROOS PAUL A						
1422/2437	10/24/2020	WD	Q	V	01	21,000
GRANTOR: DAVID A & VICKI L PIN						
GRANTEE: JOHN CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.56 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2026 BY SYS