LOT 5 HOBBS HEIGHTS S/D.
366-47, DC 1326-124, LE 1326-122

MASTERS VERNON R SR/MASTERS CYNTHIA B
224 SW LOUIS GLN
LAKE CITY, FL 32024

2027

08-4S-16-02816-007

BUILDING CHARACTERISTICS

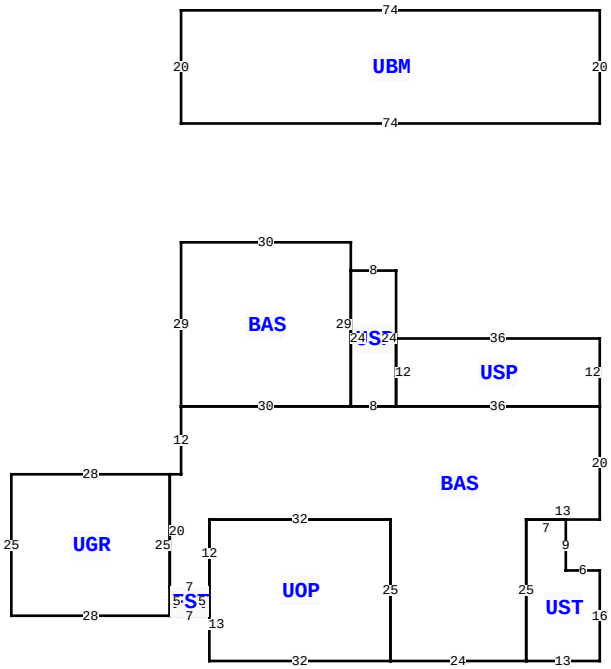
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100		870	70,738
BAS	2,180	100		2,180	177,252
FST	35	55		19	1,545
UBM	1,480	20		296	24,068
UGR	700	45		315	25,612
UOP	800	20		160	13,009
USP	192	35		67	5,448
USP	432	35		151	12,278
UST	271	45		122	9,920
TOTALS	6,960			4,180	339,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,180	113.7150	125.09	522,876	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 3050 HX Base Yr 2018



224 SW LOUIS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	339,869
TOTAL MARKET OB/XF VALUE	133,700
TOTAL LAND VALUE - MARKET	46,750
TOTAL MARKET VALUE	520,319
SOH/AGL Deduction	171,811
ASSESSED VALUE	348,508
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	297,097
TOTAL JUST VALUE	520,319
NCON VALUE	63,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055224	Swimming Pool and	65,000	03/12/2026
000049974	Storage Building	50,000	05/28/2024
15112	REMODEL	85	02/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/441	7/28/2022	WD	U	I	11	100
GRANTOR: MASTERS VERNON R SR						
GRANTEE: MASTERS VERNON R SR						
1350/0380	12/18/2017	QC	U	I	11	100
GRANTOR: VERNON R SR & CYNTHIA						
GRANTEE: VERNON R SR & CYNTH						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N12 W36 S12 E36$ BAS= W36 USP= N24 W8 S24 E8$ W8 BAS= N29 W30 S29 E30 $ W30 S12 W2 UGR= W28S25E28 N25$ S20 FST= S5 E7 N5 W7$ E7 UOP= S13 E32 N25 W32 S12 $ N12 E32 S25 E24 UST= E13 N16 W6 N9 W7 S25$ N25 E13 N20$ PTR=N50 UBM= N20 W74 S20 E74$ S50$.

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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0030	BARN,MT	0	100	0	0	1.00	UT	54,000.00	54,000.00	100	2026	2025		100	54,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 70,100

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 12/12/2025 BY JB Total Acres: 5.04 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/17/2026 BY SYS

LOT 5 HOBBS HEIGHTS S/D.
366-47, DC 1326-124, LE 1326-122

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	2027	2026		98	54,880	
12	0080	DECKING	0	100	0	0	1,090.00	UT	8.00	8.00	100	2027	2026		100	8,720	

LAND DESCRIPTION

TOTAL OB/XF 63,600

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

REVIEW DATE 12/12/2025 BY JB Total Acres: 5.04 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/17/2026 BY SYS