THE S 165 FT OF THAT PART OF DIX
LYING W OF W'LY R/W OF NEW US-41
AT SW COR OF SEC & RUN N 34.32 F

LAINIO JAMES EDWARD/LAINIO LORA JO
2860 SW MAIN BLVD
LAKE CITY, FL 32025

2027

08-4S-17-08203-002

BUILDING CHARACTERISTICS

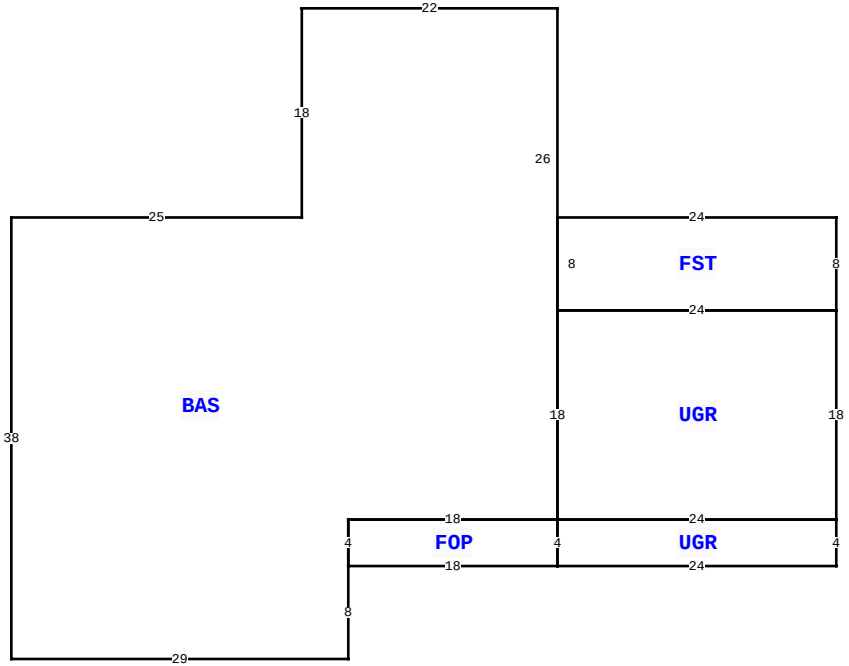
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	137,566
FOP	72	30		22	1,539
FST	192	55		106	7,417
UGR	96	45		43	3,009
UGR	432	45		194	13,575
TOTALS	2,758			2,331	163,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	97.8633	107.65	250,932	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1966 HX Base Yr 2023



2860 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0011	BARN,BLK A	0	100	20	34	1.00	UT	3,000.00	3,000.00	50	0	0	3	50	1,500	
3	0031	BARN,MT AE	0	100	24	35	840.00	UT	4.90	4.90	50	0	0	3	50	2,058	
4	0166	CONC,PAVMT	0	100	92	16	1,472.00	UT	1.00	1.00	100	0	0	3	100	1,472	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,106
TOTAL MARKET OB/XF VALUE		17,130
TOTAL LAND VALUE - MARKET		58,178
TOTAL MARKET VALUE		238,414
SOH/AGL Deduction		135,476
ASSESSED VALUE		102,938
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		46,527
TOTAL JUST VALUE		238,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046482	Electrical Servic	0	02/08/2023
000044553	Storage Building	17,400	05/27/2022
000044183	Roof Replacement	21,892	04/14/2022
000042318	Remodel	1,000	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2062	8/23/2024	QC	U	I	11	100
GRANTOR: LAINIO JAMES						
GRANTEE: LAINIO JAMES EDWARD						
1075/0100	2/22/2006	WD	Q	I		270,000
GRANTOR: J RICHARD SMITH						
GRANTEE: JAMES AND CHUN LAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S18 W25 S38 E29 N8 FOP= E18 N4 W18 S4$ N4 E18 UGR= S4 E24 N4 W24$ UGR= E24N18 W24 S18$ N18 FST= E24 N8 W24 S8$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 17,130

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	46,173.00	SF		1.00	1.00	0.56	2.25	1.26	58,178							

REVIEW DATE 02/15/2023 BY TW Total Acres: 1.06 Total Land Value: 58,178 Market: 0 Agricultural: 0 Common: 58,178 PRINTED 11/17/2026 BY SYS