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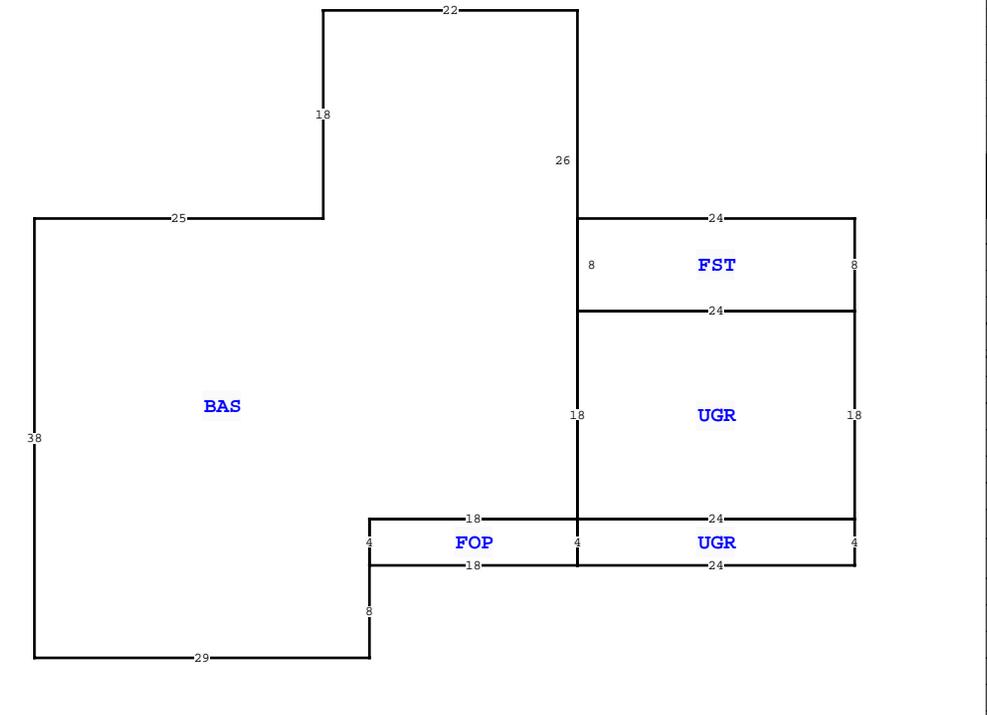
LAINIO JAMES EDWARD/LAINIO LORA JO
2860 SW MAIN BLVD
LAKE CITY, FL 32025

2026

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 Floor	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
Architctual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

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	111.56	260,046	1959	1959	0	0	0 35.00	65.00



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	142,563
FOP	72	30		22	1,595
FST	192	55		106	7,686
UGR	96	45		43	3,118
UGR	432	45		194	14,068
TOTALS	2,758			2,331	169,030

2860 SW MAIN BLVD, LAKE CITY

BLD DATE	LGL DATE	05/12/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	

TOTAL OB/XF 17,130

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	169,030			
TOTAL MARKET OB/XF VALUE	17,130			
TOTAL LAND VALUE - MARKET	58,178			
TOTAL MARKET VALUE	244,338			
SOH/AGL Deduction	144,398			
ASSESSED VALUE	99,940			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	43,529			
TOTAL JUST VALUE	244,338			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	234,920			

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\$.