LOT 2 BLOCK 4 LAKESIDE HEIGHTS S
643-199, 667-195, 714-784, 925-2

LINTON BRIAN/LINTON MEGAN
P O BOX 830
LAKE CITY, FL 32056

2027

08-4S-17-08225-000

BUILDING CHARACTERISTICS

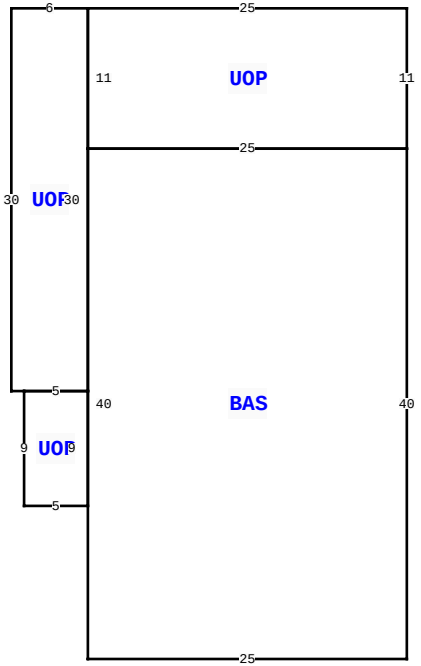
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	80,080
UOP	45	20		9	721
UOP	180	20		36	2,883
UOP	275	20		55	4,404
TOTALS	1,500			1,100	88,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	111.9960	123.20	135,520	1928	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1000 HX Base Yr



2241 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	174,074
SOH/AGL Deduction	0
ASSESSED VALUE	174,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,074
TOTAL JUST VALUE	174,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2557	12/20/2024	QC	U	I	11	100
GRANTOR: DREW DEVELOPMENTS						
GRANTEE: LINTON BRIAN						
1481/51	11/30/2022	CD	U	I	18	123,100
GRANTOR: SANDIFER WAYMON						
GRANTEE: DREW DEVELOPMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W25 UOP= W6 S30 E1 UOP= S9 E5 N9 W5$ E5 N30$ S11 BAS= S40 E25 N40 W25$ E25 N11$.

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	0100	C	SFR	0		00	0.00	0.00	150.00	FF		1.00	1.00	1.25	200.00	250.00	37,500							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/17/2026 BY SYS

LOT 2 BLOCK 4 LAKESIDE HEIGHTS S
643-199, 667-195, 714-784, 925-2

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P O BOX 830
LAKE CITY, FL 32056

2027

08-4S-17-08225-000

BUILDING CHARACTERISTICS

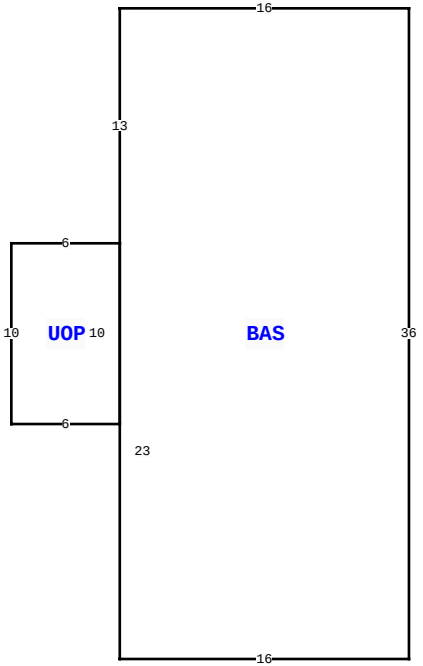
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Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	47,496
UOP	60	20		12	989
TOTALS	636			588	48,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	588	115.3280	126.86	74,594	1928	1928	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2026 Heated Area: 576 HX Base Yr



2241 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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GRANTOR: SANDIFER WAYMON						
GRANTEE: DREW DEVELOPMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S13 UOP= W6 S10 E6 N10 $ S23 E16 N36$.

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

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