LOTS 4 & 5 BLOCK 6 LAKESIDE HEIG
THAT PART OF A CLOSED ALLEY CONT
ABOVE DESC'D LOTS. RESOL# 93R-45

MULLIS JAMES M
2198 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08240-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

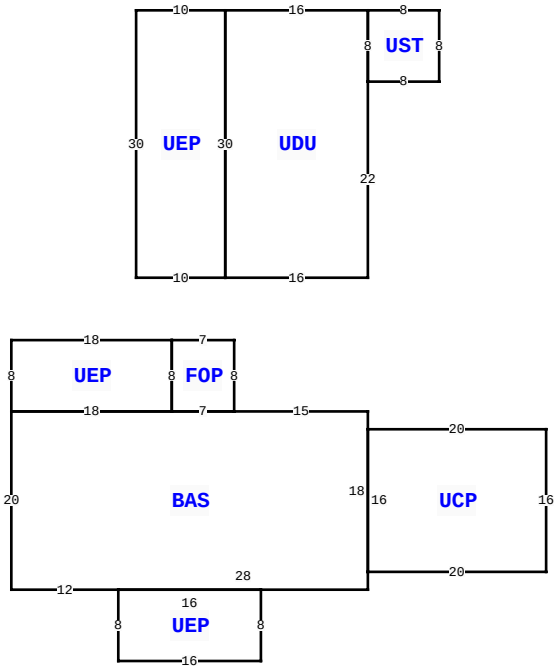
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
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	800	100		800	44,607
FOP	56	30		17	948
UCP	320	20		64	3,568
UDU	480	55		264	14,720
UEP	128	60		77	4,293
UEP	144	60		86	4,795
UEP	300	60		180	10,036
UST	64	45		29	1,617
TOTALS	2,292			1,517	84,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,517	88.9337	101.38	153,793	1986	1986	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2023 Heated Area: 800 HX Base Yr 2023



2198 S MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,586
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		130,486
SOH/AGL Deduction		11,692
ASSESSED VALUE		118,794
TOTAL EXEMPTION VALUE	HX HB 13	118,794
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		130,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2639	1/30/2023	WD	U	I	11	100
GRANTOR: THE PRESERVE INC						
GRANTEE: MULLIS JAMES M						
1457/1136	1/20/2022	WD	Q	I	01	108,000
GRANTOR: THE PRESERVE INC						
GRANTEE: MULLIS JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W7 W18 S20 E12 E28 N2 N18 $
UDU=[ORIG=0,-15] N22 N8 W16 S30 E16 $
UCP=[ORIG=0,18] E20 N16 W20 S16 $
UEP=[ORIG=-16,-45] W10 S30 E10 N30 $
UEP=[ORIG=-22,0] N8 W18 S8 E18 $
UEP=[ORIG=-28,20] S8 E16 N8 W16 $
UST=[ORIG=0,-37] E8 N8 W8 S8 $
FOP=[ORIG=-15,0] N8 W7 S8 E7 $
PTR=[ORIG=0,0] N15 S15 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 900

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 02/07/2023 BY ME Total Acres: 0.47 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/08/2026 BY SYS