LOTS 4 & 39 ROLLING OAKS.
745-2024, DC 1438-2626, WD 1438-

PASCHALL CHRISTOPHER
217 NW TREELINE GLN
LAKE CITY, FL 32055

2027

09-3S-16-02049-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

217 NW TREELINE GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	87,600
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	164,600
SOH/AGL Deduction	0
ASSESSED VALUE	164,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,600
TOTAL JUST VALUE	164,600
NCON VALUE	17,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053971	New Residential C	530,000	04/10/2026
000054584	Storage Building	17,000	11/25/2025
000048842	Electrical Servic	0	03/06/2024
000048406	Storage Building	40,000	03/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/227	8/25/2023	WD	Q	V	01	85,000
GRANTOR: GOLDEN MICHAEL ROSS						
GRANTEE: PASCHALL CHRISTOPHE						
1438/2627	6/01/2021	WD	Q	V	01	89,300
GRANTOR: WILLIAMS COY M JR						
GRANTEE: GOLDEN MICHAEL ROSS						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	56,400.00	56,400.00	100	2025	2024		100	56,400	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	7,200.00	7,200.00	100	2025	2024		100	7,200	
4	0030	BARN,MT	0	0	24	40	1.00	UT	17,000.00	17,000.00	100	2027	2026		100	17,000	

LAND DESCRIPTION

TOTAL OB/XF 87,600

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
1	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	77,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 9.03 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/16/2026 BY SYS