

THE N 273.97 FT OF S 547.94 FT
OF SE1/4 OF SW1/4 AS LIES E
OF JAN RD.(AKA PART OF PARNELL

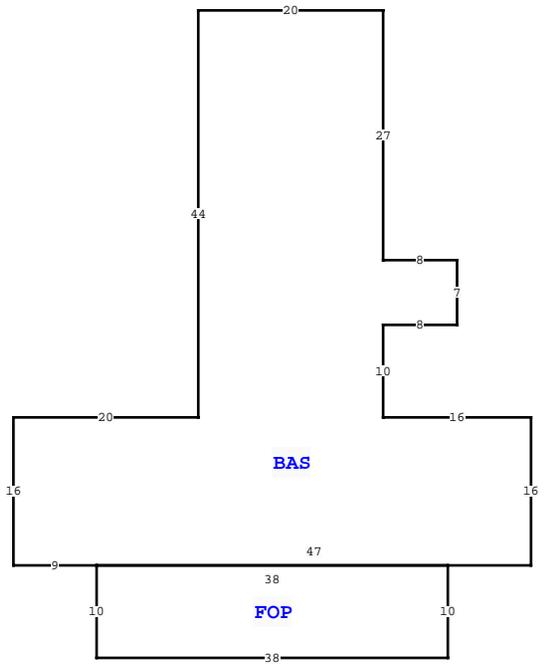
COLLIER CATINA/ROSSIN MARK
175 NW JAN CT
LAKE CITY, FL 32055

2026

10-3S-16-02054-028

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architactual Units	05	CONV	100
		0	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,832	100	
FOP	380	30	
TOTALS	2,212		
		1,946	133,245

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016	105.34	204,992	1940	1985	0	0	35.00	65.00
Heated Area: 1832						HX Base Yr 2016					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,245
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			11,957
TOTAL MARKET VALUE			145,202
SOH/AGL Deduction			62,251
ASSESSED VALUE			82,951
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			31,540
TOTAL JUST VALUE			145,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18478	RELOCATE	100	07/05/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1172	3/23/2001	WD Q	Q	V		6,000
GRANTOR: JOHN & LENA MARTIN						
GRANTEE: CATINA COLLIER & MA						
0863/2184	8/06/1998	WD Q	Q	V		4,000
GRANTOR: JOSEPH POOLEY (A WIDO						
GRANTEE: JOHN W & LENA M MAR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 S44 W20 S16 E9 FOP= S10 E38 N10 W38\$ E47 N16 W16 N10 E8 N7 W8 N27\$.	

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
175 NW JAN CT, LAKE CITY																
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
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	0.94	AC		1.00	1.00	1.06	12,000.00	12,720.00	11,957							