COMM AT SE COR OF N1/2 OF SE1/4 OF SE1/4, RUN N 199.88 FT TO POB, CONT N 259.73 FT,

MATHIS ROBERT S
248 SW JUSTIN GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02866-006

BUILDING CHARACTERISTICS

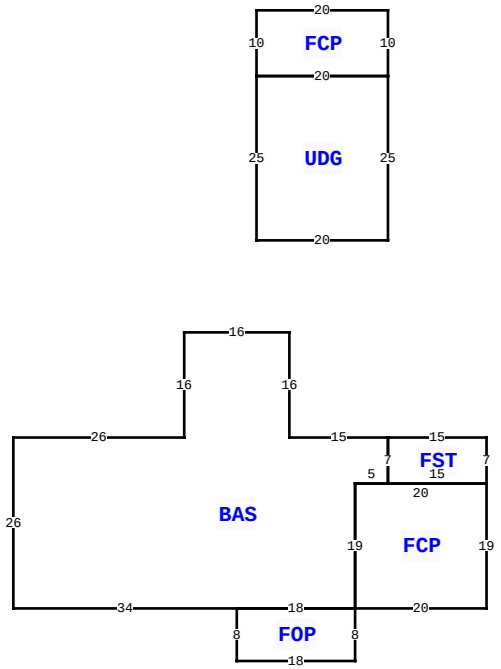
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	131,037
FCP	200	25		50	3,988
FCP	380	25		95	7,577
FOP	144	30		43	3,429
FST	105	55		58	4,626
UDG	500	55		275	21,933
TOTALS	2,972			2,164	172,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	111.5500	122.70	265,523	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1643 HX Base Yr 2013



248 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,590
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,690
SOH/AGL Deduction		92,115
ASSESSED VALUE		118,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,164
TOTAL JUST VALUE		210,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27950	MAINT/ALTR	40	07/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0669	5/13/2016	WD	U	I	30	100
GRANTOR: ENEIDA I MATHIS						
GRANTEE: ROBERT S MATHIS						
1237/1368	6/20/2012	WD	Q	I	01	108,000
GRANTOR: ROCKY A & AMY G LEE						
GRANTEE: ROBERT S & ENEIDA I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N16 W16 S16 W26 S26 E34 FOP= S8 E18 N8 W18$ E18 FCP= E20 N19 W20 S19$ N19 E5 FST= E15 N7 W15 S7$ N7$ PTR= N30 UDG= N25 FCP= N10 W20 S10 E20$ W20 S25 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.90 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS