COMM SE COR OF N1/2 OF SE1/4 OF 669.61 FT, W 432.60 FT TO E R/W ALONG R/W 182 FT FOR POB, CONT S

THE SJ 2531 REVOCABLE TRUST DATED JANUARY 3, 2024
2675 SW SR 247
LAKE CITY, FL 32024

2026

10-4S-16-02866-011

BUILDING CHARACTERISTICS

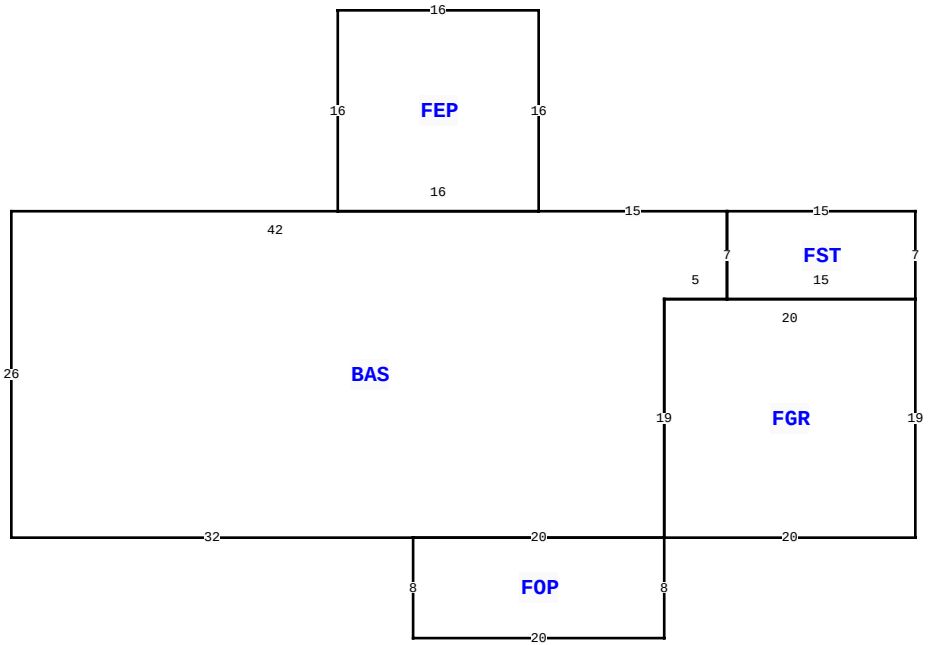
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,387	100		1,387	119,491
FEP	256	80		205	17,661
FGR	380	55		209	18,006
FOP	160	30		48	4,135
FST	105	55		58	4,997
TOTALS	2,288			1,907	164,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	118.3400	132.54	252,754	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1387 HX Base Yr 1995



2675 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,290
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		201,040
SOH/AGL Deduction		92,822
ASSESSED VALUE		108,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,807
TOTAL JUST VALUE		201,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048308	Roof Replacement	14,700	10/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/347	1/03/2024	QC	U	I	11	100
GRANTOR: GEORGE LEROY JOSEPH J						
GRANTEE: THE SJ 2531 REVOCAB						
1243/2524	10/30/2012	WD	U	I	30	100
GRANTOR: JERELINE R GEORGE						
GRANTEE: LEROY J GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N16 W16 S16 E16$ W42 S26 E32 FOP= S8 E20 N8 W20$ E20 FGR= E20 N19 W20 S19$ N19 E5 FST= E15 N7 W15 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,750

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: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS