COMM SE COR OF SW1/4 OF SE1/4,RU
FOR POB, RUN W 585.05 FT TO E R/
ALONG R/W 677.31 FT, E 399.06 FT

TOJIN JUAN US/TOJIN MANUEL US
8729 SW STATE ROAD 47
LAKE CITY, FL 32024

2026

10-5S-16-03529-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

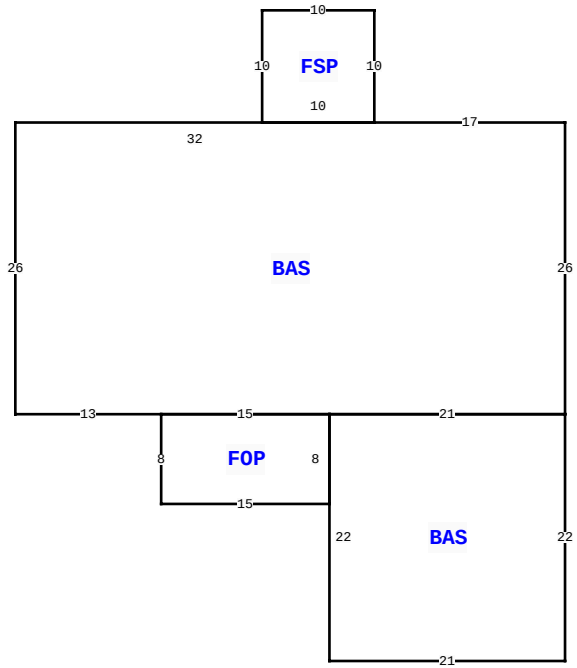
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	53,659
BAS	1,274	100		1,274	147,967
FOP	120	30		36	4,181
FSP	100	40		40	4,646
TOTALS	1,956			1,812	210,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	122.0000	136.64	247,592	1997	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1736 HX Base Yr 2025



8729 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,453
TOTAL MARKET OB/XF VALUE		2,238
TOTAL LAND VALUE - MARKET		34,625
TOTAL MARKET VALUE		247,316
SOH/AGL Deduction		0
ASSESSED VALUE		247,316
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,905
TOTAL JUST VALUE		247,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11901	SFR	215	11/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/928	6/28/2024	WD	Q	I	01	295,000
GRANTOR: LANGLEY KENNETH R						
GRANTEE: TOJIN JUAN US						
1440/2583	6/25/2021	WD	Q	I	01	249,900
GRANTOR: WINSBERG DANIEL						
GRANTEE: LANGLEY KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N10 W10 S10 E10$ W32 S26 E13 FOP= S8 E15 N8 W15$ E15 BAS= S22 E21 N22 W21$ E21 N26$.

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	492.00	UT	1.50	1.50	100	1997	1997	3	100	738	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	1,800.00	50	2006	2006	3	50	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,238

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		RSF/MH	0.00	0.00	2.77	AC		1.00	1.00	1.00	12,500.00	12,500.00	34,625							

REVIEW DATE 09/11/2024 BY TP Total Acres: 2.77 Total Land Value: 34,625 Market: 0 Agricultural: 0 Common: 34,625 PRINTED 03/23/2026 BY SYS