

COMM NE COR OF SE1/4 OF NW1/4, R
TO E R/W OF SR-247, RUN SW ALONG
FOR POB, CONT SE 210.15 FT, SW 2

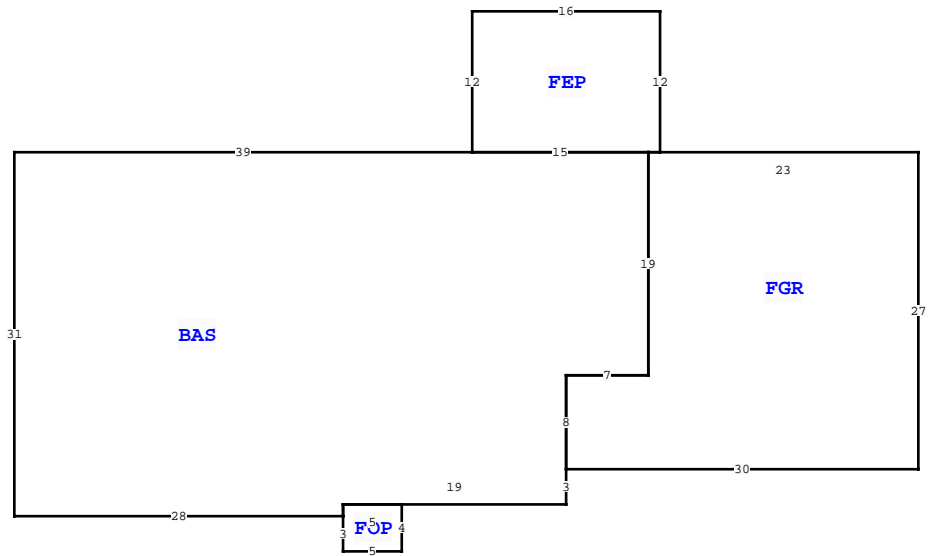
PRESLEY JACOB/PRESLEY KAYLEIGH
2065 SW STATE RD 247
LAKE CITY, FL 32024

2026

11-4S-16-02907-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 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				
Architectural	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	11416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100		1,571	134,495
FEP	192	80		154	13,184
FGR	677	55		372	31,847
FOP	20	30		6	514
TOTALS	2,460			2,103	180,041

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,103	117.6000	131.71	276,986	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1571 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	180,041			
TOTAL MARKET OB/XF VALUE	6,900			
TOTAL LAND VALUE - MARKET	87,120			
TOTAL MARKET VALUE	274,061			
SOH/AGL Deduction	51,151			
ASSESSED VALUE	222,910			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	171,499			
TOTAL JUST VALUE	274,061			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	230,501			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/703	4/23/2021	WD	Q	I	01	185,000
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: PRESLEY JACOB						
1113/1420	3/02/2007	WD	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: LSJ PROPERTIES INC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC, PAVMT	0	100	10	1,300.00	UT	3.00	3.00	100	1993	1993	3	100	3,900	
														TOTAL OB/XF		6,900

BUILDING NOTES	
BAS= W39 S31 E28 FOP= S3 E5 N4 W5 S1\$ N1 E19 N3 FGR= E30 N27 W23 S19 W7 S8\$ N8 E7 N19 FEP= E1 N12 W16 S12 E15\$ W15\$.	

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	1001	C	MISC COMMERC	100		CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120							