BEG NW COR OF NW1/4 OF NE1/4,
RUN E 429.3 FT TO W R/W SR-247
SW ALONG R/W 529.30 FT, W 375

386 DEVELOPMENT LLC
301 NW COLE TERR, STE 103
LAKE CITY, FL 32055

2026

11-4S-16-02912-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

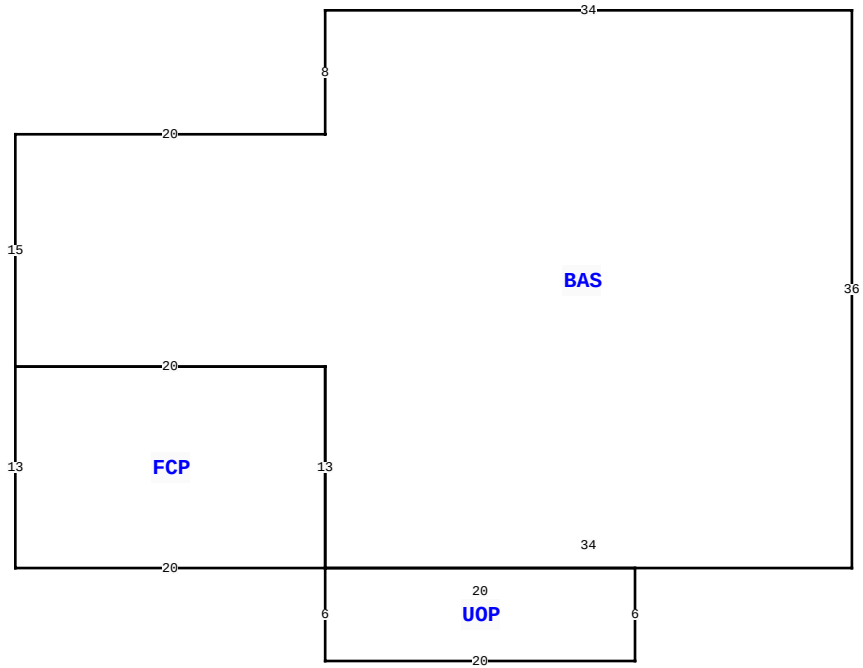
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	111,799
FCP	260	25		65	4,768
UOP	120	20		24	1,761
TOTALS	1,904			1,613	118,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	99.0000	112.86	182,043	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1524 HX Base Yr



1640 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,328
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	27,873
TOTAL MARKET VALUE	147,001
SOH/AGL Deduction	0
ASSESSED VALUE	147,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,001
TOTAL JUST VALUE	147,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/0322	7/20/2018	QC	U	I	11	100
GRANTOR: WILLIAM B WOMBLE & KE						
GRANTEE: 386 DEVELOPMENT LLC						
1343/0623	8/21/2017	QC	U	I	11	100
GRANTOR: PAMELA JACKSON & WILL						
GRANTEE: WILLIAM B WOMBLE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S8 W20 S15 FCP= S13E20 N13 W20$ E20 S13 UOP= S6 E20 N6 W20$ E34 N36$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		A-1	0.00	0.00	3.26	AC		1.00	1.00	0.95	9,000.00	8,550.00	27,873							

REVIEW DATE 11/08/2023 BY JB Total Acres: 3.26 Total Land Value: 27,873 Market: 0 Agricultural: 0 Common: 27,873 PRINTED 05/08/2026 BY SYS