BEG INTERS N R/W CR-246 & E LINE
RUN NW ALONG R/W 678.19 FT, N 26
DEG E 916.45 FT, S 828 FT TO N R

ANTOGNONI BRUCE E/ANTOGNONI DONNA E
379 NW RAILROAD ST
LAKE CITY, FL 32055

**2027**

**13-2S-16-01603-129**

## BUILDING CHARACTERISTICS

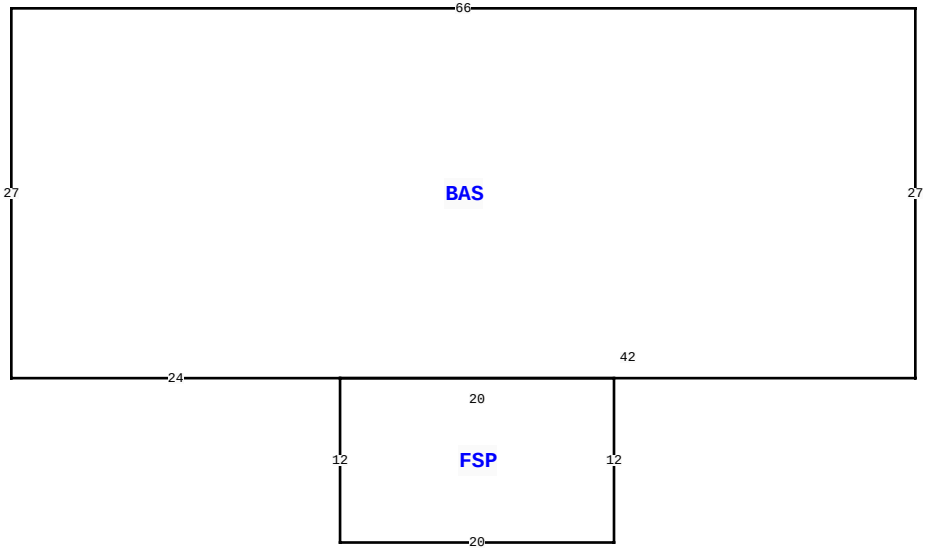
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 13216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 47,088 |
| FSP | 240 | 40 | | 96 | 2,537 |
| TOTALS | 2,022 | | | 1,878 | 49,624 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,878 | 110.1050 | 66.06 | 124,061 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2009 Heated Area: 1782 HX Base Yr 2009




2501 NW LASSIE BLACK ST, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 07/28/2022 SPF |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 49,624 |
| TOTAL MARKET OB/XF VALUE | | 9,500 |
| TOTAL LAND VALUE - MARKET | | 80,080 |
| TOTAL MARKET VALUE | | 69,724 |
| SOH/AGL Deduction | | 33,155 |
| ASSESSED VALUE | | 36,569 |
| TOTAL EXEMPTION VALUE | HX HB WR | 30,000 |
| BASE TAXABLE VALUE | | 6,569 |
| TOTAL JUST VALUE | | 139,204 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 139,204 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1140/0246 | 1/03/2008 | WD | Q | I | | 106,000 |
| GRANTOR: EDWARD LANDIS | | | | | | |
| GRANTEE: BRUCE & DONNA ANTOG | | | | | | |
| 0769/1082 | 12/30/1992 | WD | Q | V | | 22,000 |
| GRANTOR: LENVIL DICKS | | | | | | |
| GRANTEE: EDWARD LANDIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S27 E24 FSP= S12 E20 N12 W20$ E42 N27$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 700 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,600 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,500

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 8,080 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 72,000 | | | | | | | |

REVIEW DATE 04/20/2023 BY kellen Total Acres: 10.01 Total Land Value: 10,600 Market: 72,000 Agricultural: 2,520 Common: 8,080 PRINTED 11/17/2026 BY SYS