COMM NW COR OF SEC, E 1374.15 FT
FOR POB, CONT E 646.76 FT TO NE
NW1/4, S 1301.08 FT TO N R/W OF

CHASE JOSHUA
561 SE FAMILY RD
LAKE CITY, FL 32025-7981

2027

13-5S-17-09221-001

BUILDING CHARACTERISTICS

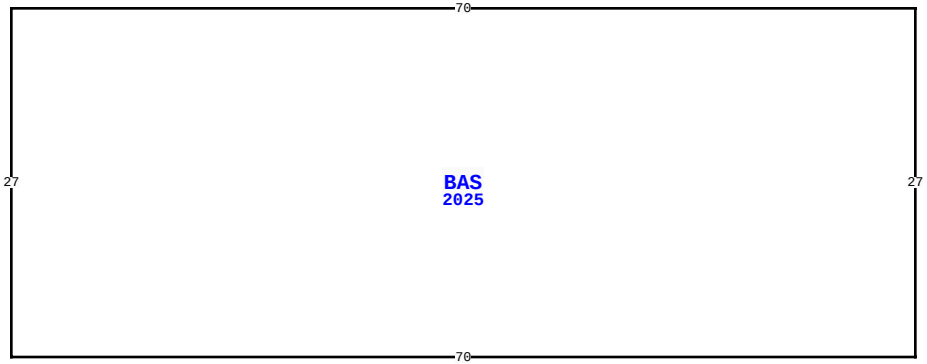
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	00	N/A 100
Heating Type	00	N/A 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2025	1,890	157,697
TOTALS	1,890			1,890	157,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,890	86.0000	85.14	160,915	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1890 HX Base Yr



561 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/11/2023 SPF

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0040	BARN,POLE	0	0	24	36	864.00	UT	7.00	7.00	100	2025	2024		100	6,048	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,697
TOTAL MARKET OB/XF VALUE	13,048
TOTAL LAND VALUE - MARKET	147,200
TOTAL MARKET VALUE	174,132
SOH/AGL Deduction	0
ASSESSED VALUE	174,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,132
TOTAL JUST VALUE	317,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050546	Mobile Home		08/13/2024
000050334	Right-of-Way Acce		07/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1152	8/11/2022	WD	Q	V	01	94,500
GRANTOR: RAYDIENT LLC						
GRANTEE: CHASE JOSHUA						
1425/1847	12/07/2020	WD	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYDIENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,15] E70 S27 W70 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,048

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	5600	A	TIMBER 3	0					11.00	AC		1.00	1.00	1.00	281.00	281.00	3,091							
2	5910	A	SWAMP/CYPRES	0					7.40	AC		1.00	1.00	1.00	40.00	40.00	296							
3	9910	M	MKT.VAL.AG	0					18.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	147,200							

REVIEW DATE 10/08/2024 BY JB Total Acres: 18.40 Total Land Value: 3,387 Market: 147,200 Agricultural: 3,387 Common: 0 PRINTED 11/17/2026 BY SYS