

BEG NE COR OF NW1/4 OF SE1/4, RU
W 1323.35 FT, N 660 FT, E 849.30
TO N LINE, E 473.43 FT TO POB, E

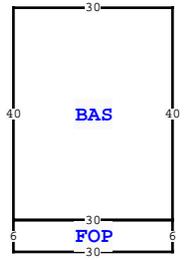
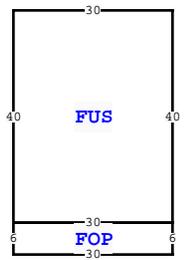
STORMANT LAURA/SAUNDERS TRAVIS
291 SW FANTASIA WAY
LAKE CITY, FL 32024

2026

14-5S-16-03615-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
FOP	180	30	
FOP	180	30	
FUS	1,200	100	
TOTALS	2,760		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,508	103.8000	98.61	247,314	2014	2014	0	0	24.00	76.00		
2 MODULAR 1 100% - 2007 Heated Area: 2400 HX Base Yr 2007													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	187,959			
TOTAL MARKET OB/XF VALUE	5,900			
TOTAL LAND VALUE - MARKET	70,500			
TOTAL MARKET VALUE	207,497			
SOH/AGL Deduction	52,419			
ASSESSED VALUE	155,078			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	103,667			
TOTAL JUST VALUE	264,359			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	263,616			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042710	Roof Replacement	7,657	09/08/2021
32382	M H	425	10/09/2014
24489	M H	275	05/09/2006
20032	M H	125	10/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/0359	12/22/2004	WD	Q	I		45,000
GRANTOR: ROBERT BEN ELLIS						
GRANTEE: LAURA STORMANT & TR						
1011/0505	3/17/2004	CT	Q	I	02	23,300
GRANTOR: CLERK OF COURT						
GRANTEE: BEN ELLIS						

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	0040	BARN, POLE	0	100	20	30	600.00	UT	3.00	100	2006	2006	3	100	1,800	
2	0031	BARN, MT AE	0	100	16	20	320.00	UT	10.00	100	2009	2009	3	100	3,200	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	360	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	540	

TOTAL OB/XF														5,900
291 SW FANTASIA WAY, LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/06/2026
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 S40 FOP= S6 E30 N6 W30\$ E30 N40\$ PTR= N30 FOP= N6 FUS= N40 W30 S40 E30\$ W30 S6 E30\$ S30\$.													

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	280.00	280.00	1,638							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,500							