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

2027

14-5S-16-03615-001

BUILDING CHARACTERISTICS

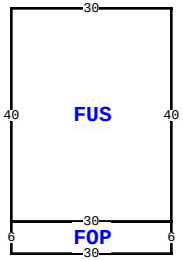
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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/

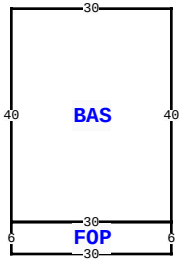
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	88,984
FOP	180	30		54	4,004
FOP	180	30		54	4,004
FUS	1,200	100		1,200	88,984
TOTALS	2,760			2,508	185,977

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	97.57	244,706	2014	2014	0	0	0	24.00	76.00

2 MODULAR 1 100% - 2007 Heated Area: 2400 HX Base Yr 2007





291 SW FANTASIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,977
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		70,500
TOTAL MARKET VALUE		205,515
SOH/AGL Deduction		45,834
ASSESSED VALUE		159,681
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,270
TOTAL JUST VALUE		262,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,377

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						

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 5,900

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		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							

REVIEW DATE 02/06/2026 BY JB Total Acres: 6.85 Total Land Value: 13,638 Market: 58,500 Agricultural: 1,638 Common: 12,000 PRINTED 11/17/2026 BY SYS