LOT 2 COUNTRY SIDE ESTATES.

WD 1067-2238, CT 1213-2588, SWD

SAMPSON AYANNA S
195 SE VICTORIA GLN
LAKE CITY, FL 32025

2027

15-4S-17-08359-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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	02	WOOD FRAME 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

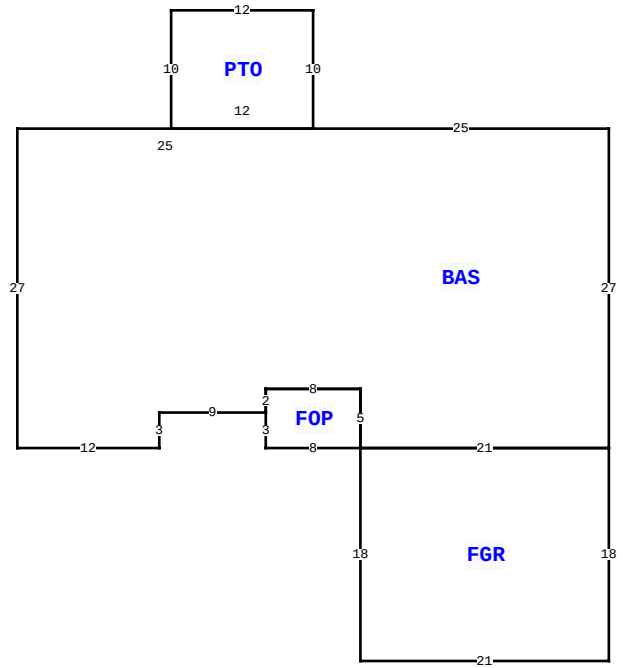
NEIGHBORHOOD/LOC 15417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100		1,283	133,360
FGR	378	55		208	21,620
FOP	40	30		12	1,247
PTO	120	5		6	624
TOTALS	1,821			1,509	156,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	118.1160	129.93	196,064	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2012 Heated Area: 1283 HX Base Yr 2012



195 SE VICTORIA GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,851
TOTAL MARKET OB/XF VALUE	2,415
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	181,766
SOH/AGL Deduction	59,202
ASSESSED VALUE	122,564
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	71,153
TOTAL JUST VALUE	181,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1219/1117	8/09/2011	WD	U	I	18	97,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AYANNA S SAMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N10 W12 S10 E12$ W25 S27 E12 N3 E9 FOP= S3 E8 N5 W8 S2$ N2 E8 S5 FGR= S18 E21 N18 W21$ E21 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	0166	CONC,PAVMT	0	100	0	0	966.00	UT	2.50	2.50	100	2005	2005	3	100	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS