

BEG INTERS E R/W US HWY 41 & S L
OF SE1/4, RUN E 350.5 FT, N 210.
474.69 FT TO E R/W OF US HWY 41,

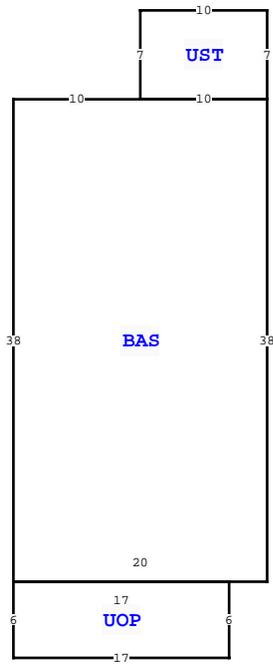
SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

17-4S-17-08415-001
VALUATION SUMMARY PAGE 1 of 7

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	760	100	
UOP	102	20	
UST	70	45	
TOTALS	932		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	812	85.8600	97.88	79,479	1947	1947	25	0	0	35.00	40.00
1 SINGLE FAM			0% - 2023	Heated Area: 760			HX Base Yr					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		346,461
TOTAL MARKET OB/XF VALUE		23,492
TOTAL LAND VALUE - MARKET		123,493
TOTAL MARKET VALUE		493,446
SOH/AGL Deduction		0
ASSESSED VALUE		493,446
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		493,446
TOTAL JUST VALUE		493,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26391	COMMERCIAL	0	11/06/2007
26295	M H	275	09/28/2007
16649	M H	125	02/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0020	BARN,FR	0	0	0	0	240.00	UT	14.00	14.00	20	0
2	0166	CONC,PAVMT	0	0	0	0	540.00	UT	3.00	3.00	100	2008
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013
4	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100	
5	0070	CARPORIT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4189 S US HIGHWAY 441 , LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
23,492												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W10 S38 UOP= S6 E17 N6W17S E20 N38 UST= N7 W10 S7 E10S W10S.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0			0.00	0.00	83,200.00	SF		1.00
2	0100	C	SFR	0		00	0.00	0.00	8,276.40	SF		1.00

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OF SE1/4, RUN E 350.5 FT, N 210.
474.69 FT TO E R/W OF US HWY 41,

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LAKE CITY, FL 32025

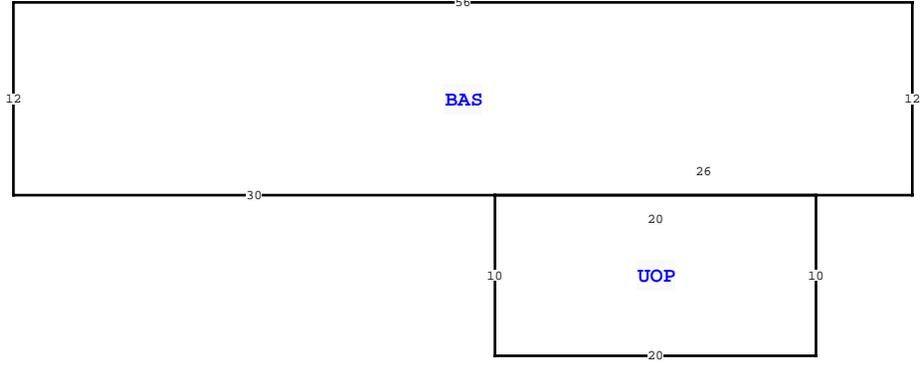
2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories		0 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	200	25	
TOTALS	872		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	722	66.0825	41.63	30,057	1968	1968	0	0	60.00	40.00
6 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 5 of 7	2
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VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
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TOTAL MARKET VALUE			493,446
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			493,446
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NCON VALUE			0
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PREVIOUS YEAR MKT VALUE			483,539

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GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W56 S12 E30 UOP= S10 E20 N10 W20\$ E26 N12\$.

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

