

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,

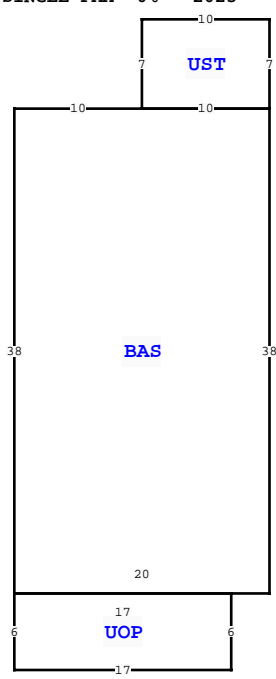
SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

17-4S-17-08415-001

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	96.16	78,082	1947	1947	25	0	0	35.00	40.00	
1 SINGLE FAM 0% - 2023 Heated Area: 760 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			333,018
TOTAL MARKET OB/XF VALUE			23,492
TOTAL LAND VALUE - MARKET			137,215
TOTAL MARKET VALUE			493,725
SOH/AGL Deduction			0
ASSESSED VALUE			493,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			493,725
TOTAL JUST VALUE			493,725
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	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD Q	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

EXTRA FEATURES														4189 S US HIGHWAY 441 , LAKE CITY			
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	0020	BARN,FR	0	0	0	0	240.00	UT	14.00	14.00	20	0	0	3	20	672	
2	0166	CONC,PAVMT	0	0	0	0	540.00	UT	3.00	3.00	100	2008	2008	3	100	1,620	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
TOTALS																23,492	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

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

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	0			0.00	0.00	83,200.00	SF		1.00	1.00	1.00	1.50	1.50	124,800							
2	0100	C	SFR	0		00	0.00	0.00	8,276.40	SF		1.00	1.00	1.00	1.50	1.50	12,415							

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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,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

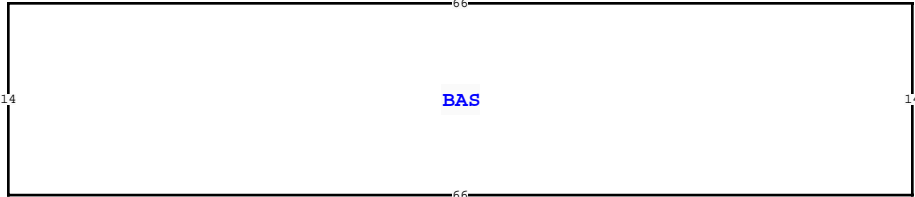
2026

17-4S-17-08415-001



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	26	ALM SIDING	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	01	MINIMUM	100			
Interior Wall	04	PLYWOOD	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			
Stories	1.	1.	100			
Architactual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	924	100		924	21,936	
TOTALS	924			924	21,936	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	98.9100	59.35	54,839	1988	1988	0	0	60.00	40.00
4 MOBILE HME 0% - 2023			Heated Area: 924			HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 3 of 7	2
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TOTAL JUST VALUE		493,725			
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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					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W66 S14 E66 N14\$.					

4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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

LAND DESCRIPTION															TOTAL OB/XF										
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