

BEG NW COR OF NE1/4 OF NW1/4, E  
DEG E 131.80 FT, S 13 DEG E 422.  
E 350.05 FT, S 867.17 FT, W 634.

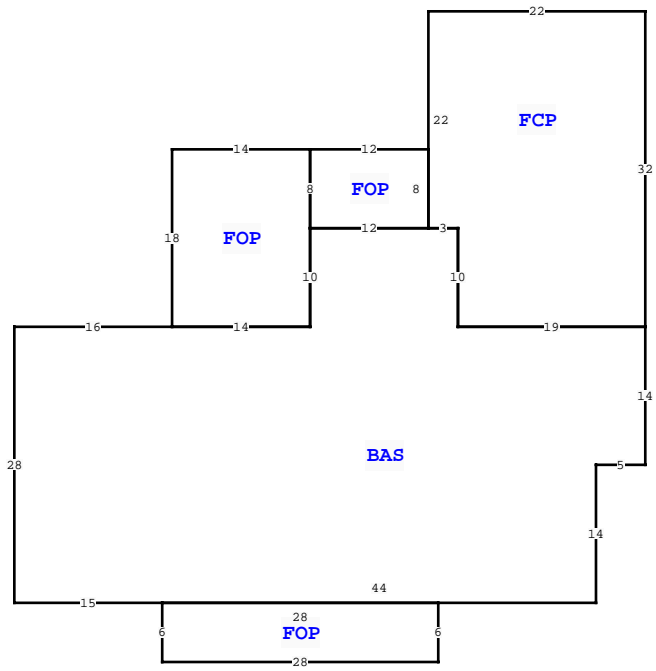
COLE ETHAN LIVING TRUST DATED OCTOBER 16, 2024  
1430 SE WEEKS LN  
LAKE CITY, FL 32025

**2026**

19-4S-18-10387-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,872	100	
FCP	674	25	
FOP	96	30	
FOP	168	30	
FOP	252	30	
TOTALS	3,062		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,195	130.2444	145.87	320,185	2003	2015	0	0	12.50	87.50
1 SINGLE FAM 100% - 2025 Heated Area: 1872 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			280,162
TOTAL MARKET OB/XF VALUE			12,644
TOTAL LAND VALUE - MARKET			59,960
TOTAL MARKET VALUE			303,032
SOH/AGL Deduction			0
ASSESSED VALUE			303,032
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			251,621
TOTAL JUST VALUE			352,766
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23301	M H	304	06/21/2005
20798	SFR	332	06/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/460	10/23/2024	WD	U	I	11	0

GRANTOR: COLE ETHAN  
GRANTEE: COLE ETHAN LIVING T  
1512/2409 4/15/2024 WD Q I 01 485,000  
GRANTOR: JONES TIMOTHY A  
GRANTEE: COLE ETHAN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003
2	0166	CONC, PAVMT	0	100	0	0	432.00	UT	2.00	100	2003
3	0060	CARPOT F	0	100	18	20	360.00	UT	3.00	100	2003
4	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2013
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2013
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2013
7	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2013
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015
10	0030	BARN, MT	0	100	0	0	1.00	UT	0.00	100	2015

TOTAL OB/XF											
12,644											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.99	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.99	AC	

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/11/2025 MLU											

BUILDING DIMENSIONS											
BAS= W16 S28 E15 FOP= S6 E28 N6 W28\$ E44 N14 E5 N14 FCP= N32 W22 S22 E3 S10 E19 \$ W19 N10 W3 FOP= N8 W12 S8 E12\$ W12 FOP= N8 W14 S18 E14 N10\$ S10 W14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												12,644												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.99	AC		1.00	1.00	1.00	445.00	445.00	6,226							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.99	AC		1.00	1.00	1.00	4,000.00	4,000.00	55,960							