

COMM NW COR OF SW1/4, E 708.6 FT
 US-441, S 33 DEG E ALONG R/W 262
 CONT S 33 DEG E ALONG R/W 348 FT

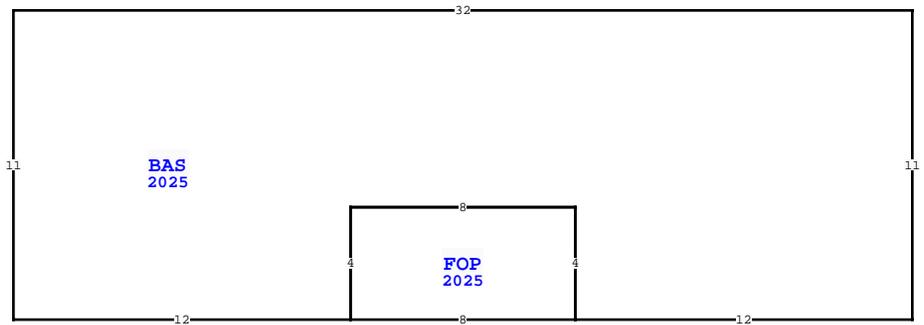
JOHN BRIAN/JOHNS KATHY PRUITT
 PO BOX 2585
 LAKE CITY, FL 32056

2026

21-4S-17-08646-000


ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		1	100
Stories	1.	1.	100
Units		N/A	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	2700 VEH SALE/REPAIR		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	320	100	2025
FOP	32	30	2025
TOTALS	352		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2025								
			Heated Area: 320								
				HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			21,578
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			78,408
TOTAL MARKET VALUE			104,786
SOH/AGL Deduction			0
ASSESSED VALUE			104,786
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,786
TOTAL JUST VALUE			104,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049491	Modular Building	20,000	03/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/403	11/17/2023	WD	Q	I	01	120,000
GRANTOR: LANG VICTORIA S TRUST						
GRANTEE: JOHN BRIAN						
0967/2495	11/19/2002	WD	Q	I	01	100
GRANTOR: VICTORIA LANG						
GRANTEE: VICTORIA LANG AS TR						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	2,000.00
3	0070	CARPORT UF	800.00

TOTAL OB/XF															
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	0166	CONC, PAVMT	0	0	0	0	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0070	CARPORT UF	0	0	0	0	800.00	800.00	100	2025	2024		100	800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=90,25] S11 W12 N4 W8 S4 W12 N11 E32 \$	
FOP=[YR=2025;ORIG=78,32] S4 W8 N4 E8 \$	

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	2700	C	AUTO SALES	0		CI	0.00	0.00	78,408.00	SF		1.00	1.00	1.00	1.00	1.00	78,408							