(AKA PART OF LOT 13, LEON MCCALL
DESC AS): COMM NW COR OF SW1/4 O
RUN S 481.16 FT TO INTERS OF W E

GULF STREAM LLC
PO BOX 871360
VANOUVER, WA 98687

**2026**

**22-3S-16-02265-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 22316.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

185 NW JERRI PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 11,508 |
| TOTAL LAND VALUE - MARKET | 20,100 |
| TOTAL MARKET VALUE | 31,608 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 31,608 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,608 |
| TOTAL JUST VALUE | 31,608 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 31,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7039 | M H | 60 | 04/12/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1324/0819 | 9/20/2016 | QC | U | V | 11 | 2,100 |
| GRANTOR: TAX EASE OF FLORIDA R | | | | | | |
| GRANTEE: GULF STREAM LLC | | | | | | |
| 1286/1590 | 12/15/2014 | TD | U | V | 18 | 2,900 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TAX EASE OF FLORIDA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0081 | DECKING WI | 0 | 0 | 8 | 11 | 88.00 | UT | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 100 | 616 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 446.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 892 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,508

| 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 | 0700 | C | MISC RES | 0 | | RSF/MH | 0.00 | 0.00 | 1.34 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 20,100 | | | | | | | |

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.34 Total Land Value: 20,100 Market: 0 Agricultural: 0 Common: 20,100 PRINTED 03/25/2026 BY SYS