

(AKA LOT 23, LEON MCCALLS SURVEY
 COMM SW COR, RUN E 25 FT TO E R/
 N 209.10 FT TO RD, E 374.76 FT F

MORRISON JEREMY
 183 NW SAMOSET GLN
 LAKE CITY, FL 32055

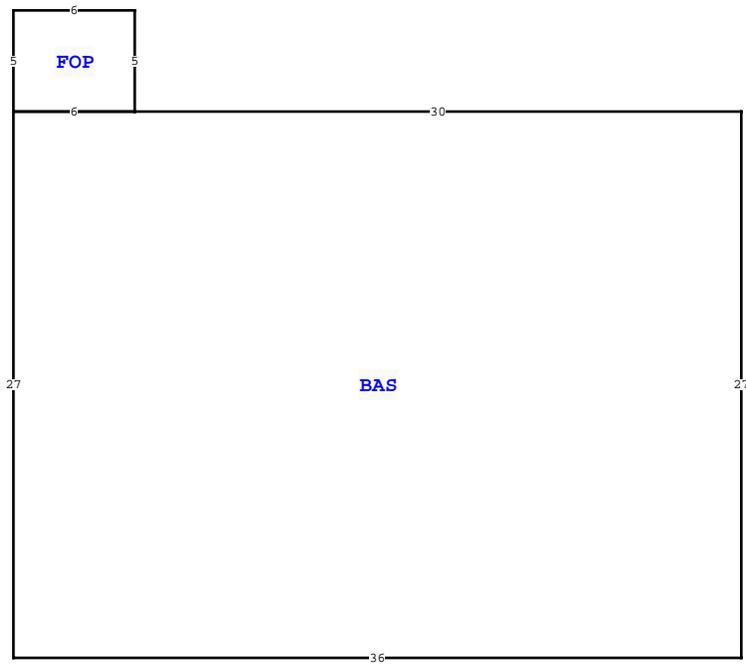
2026

22-3S-16-02265-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	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		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	972	100	
FOP	30	30	
TOTALS	1,002		981

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 972					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			93,792
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			10,430
TOTAL MARKET VALUE			105,222
SOH/AGL Deduction			5,271
ASSESSED VALUE			99,951
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,540
TOTAL JUST VALUE			105,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29127	MAINT/ALTR	25	01/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/229	6/18/2021	WD	Q	I	01	110,000
GRANTOR: VESTAL HELEN						
GRANTEE: MORRISON JEREMY						
1350/2056	12/27/2017	WD	U	I	18	45,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: HELEN & DAVID MONRO						

EXTRA FEATURES		183 NW SAMOSET GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0294	SHED WOOD/	0 100
3	0296	SHED METAL	0 100

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	0 100	12	26	312.00	UT	2.00	2.00	50	0	0	3	50	312	
2	0294	SHED WOOD/	0 100	8	8	64.00	UT	7.50	7.50	60	1993	1993	3	60	288	
3	0296	SHED METAL	0 100	8	8	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FOP= N5 W6 S5 E6 S W6 S27 E36 N27 S.	

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	0100	C	SFR	100		RSF/MH	0.00	0.00	0.41	AC		1.00	1.00	1.27	20,000.00	25,440.00	10,430							