

THE E1/2 OF THE FOLLOWING:
 COMM SE COR OF SE1/4 OF SW1/4, R
 N R/W CR-242 FOR POB, RUN N 953.

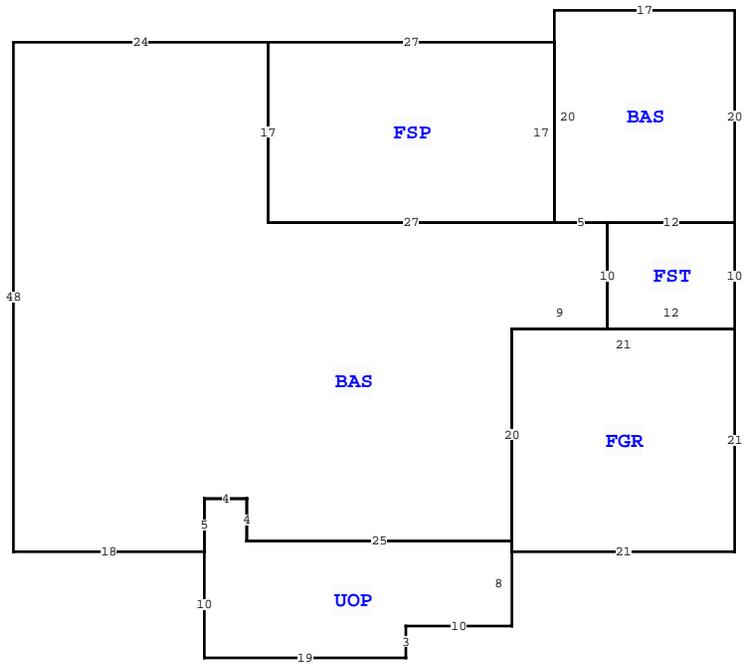
DANIEL NALINI/ZARIC MILOS
 2801 SW COUNTY ROAD 242
 LAKE CITY, FL 32024

2026

22-4S-16-03091-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	340	100	
BAS	1,910	100	
FGR	441	55	
FSP	459	40	
FST	120	55	
UOP	305	20	
TOTALS	3,575		

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%	- 2024		Heated Area: 2250					HX Base Yr 2024			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			250,462	
TOTAL MARKET OB/XF VALUE			57,366	
TOTAL LAND VALUE - MARKET			63,800	
TOTAL MARKET VALUE			319,334	
SOH/AGL Deduction			0	
ASSESSED VALUE			319,334	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			267,923	
TOTAL JUST VALUE			371,628	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			360,464	
PRCL:0:14: SSN. GM				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055212	Storage Building	17,948	03/11/2026
000055135	Roof Replacement	18,000	03/02/2026
23136	POOL ENCL	85	05/12/2005
22965	POOL	225	03/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2777	11/10/2022	WD	Q	I	01	430,000
GRANTOR: WINTERS STEPHANIE ANN						
GRANTEE: DANIEL NALINI						
1453/1616	11/19/2021	WD	U	I	30	100
GRANTOR: WINTERS STEPHANIE ANN						
GRANTEE: WINTERS STEPHANIE A						

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
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30,000	
3	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	75	1993	1993	3	75	488	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	75	1993	1993	3	75	2,250	
5	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	75	1993	1993	3	75	300	
6	0281	POOL R/FIB	0	100	16	30	480.00	UT	65.00	65.00	100	2005	2005	3	47	14,664	
7	0282	POOL ENCL	0	100	26	44	1,144.00	UT	15.00	15.00	100	2005	2005	3	40	6,864	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
TOTALS																57,366	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	100					5.38	AC		1.00	1.00	1.00	280.00	280.00	1,506							
3	9910	M	MKT. VAL. AG	100					5.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,800							