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

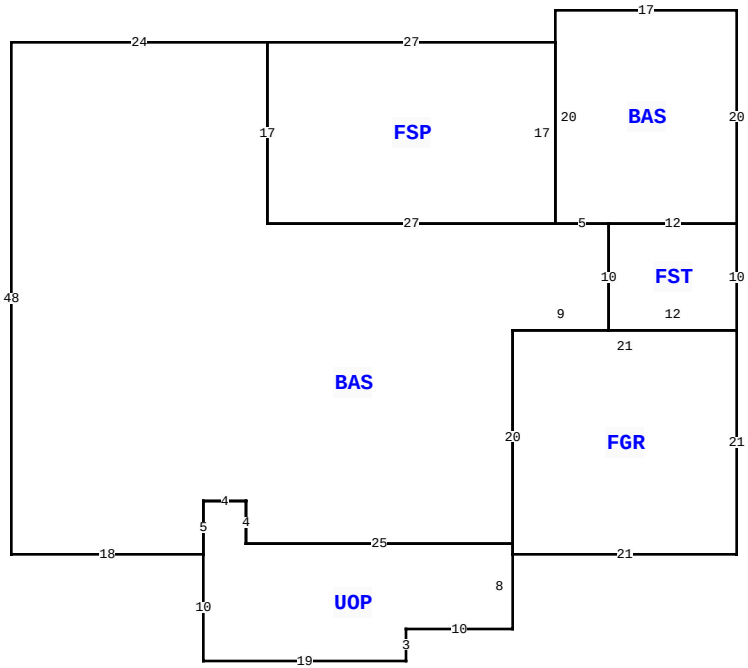
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	29,835
BAS	1,910	100		1,910	167,603
FGR	441	55		243	21,323
FSP	459	40		184	16,146
FST	120	55		66	5,792
UOP	305	20		61	5,353
TOTALS	3,575			2,804	246,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,804	120.5400	135.00	378,540	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2250 HX Base Yr 2024



2801 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	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	

LAND DESCRIPTION

TOTAL OB/XF 57,366

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	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							

REVIEW DATE 04/04/2025 BY KS Total Acres: 6.38 Total Land Value: 11,506 Market: 53,800 Agricultural: 1,506 Common: 10,000 PRINTED 06/29/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,051
TOTAL MARKET OB/XF VALUE	57,366
TOTAL LAND VALUE - MARKET	63,800
TOTAL MARKET VALUE	314,923
SOH/AGL Deduction	0
ASSESSED VALUE	314,923
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	263,512
TOTAL JUST VALUE	367,217
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S48 E18 UOP= S10 E19 N3 E10 N8 W25 N4 W4 S5 $ N5E4 S4 E25 FGR= S1 E21 N21 W21S20$ N20E9FST= E12 N10 W12 S10$ N10 BAS= E12 N20 W17 S20 E5$ W5 FSP= N17 W27 S17 E27$ W27 N17$.