COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT N 475.31 FT, S 59
N 208.60 FT TO S R/W LINE OF TRO

JAMAC PROPERTIES, LLC
3438 167TH RD
LIVE OAK, FL 32060

**2027**

**23-4S-15-00377-000**

## BUILDING CHARACTERISTICS

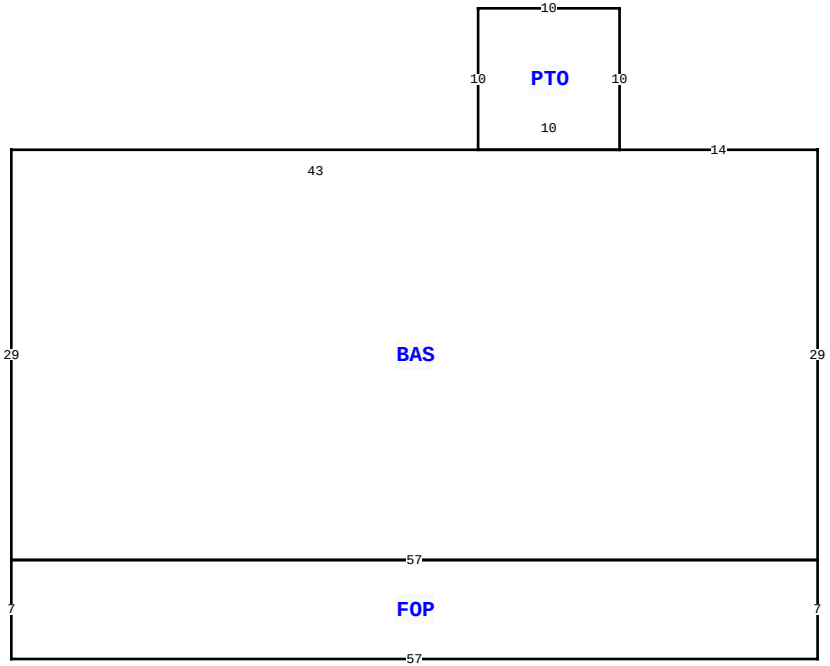
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 23415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,653 | 100 | | 1,653 | 83,808 |
| FOP | 399 | 30 | | 120 | 6,084 |
| PTO | 100 | 5 | | 5 | 253 |
| TOTALS | 2,152 | | | 1,778 | 90,145 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,778 | 85.3541 | 93.89 | 166,936 | 1999 | 1999 | 0 | 0 | 20 | 26.00 | 54.00 |

2 SINGLE FAM 0% - 2024 Heated Area: 1653 HX Base Yr




3516 SW SALEM RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 50 | 1993 | 1993 | 3 | 50 | 500 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 90,145 |
| TOTAL MARKET OB/XF VALUE | 3,500 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 138,645 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 138,645 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,645 |
| TOTAL JUST VALUE | 138,645 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,288 |

XFOB:3:1: OLD MH

XFOB:1:1: ALL AMERICA (WAS LEFT OFF TAX ROLL FOR 1

BLDG:1:1: AMERICAN MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19616 | M H | 125 | 06/05/2002 |
| 14642 | SFR | 265 | 10/19/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/1202 | 6/09/2023 | WD | Q | I | 01 | 125,000 |
| GRANTOR: HUNTER KIMBERLY | | | | | | |
| GRANTEE: JAMAC PROPERTIES, L | | | | | | |
| 1492/1200 | 6/09/2023 | WD | U | I | 11 | 100 |
| GRANTOR: SISTRUNK DAPHNE WILLI | | | | | | |
| GRANTEE: JAMAC PROPERTIES, L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 PTO= N10 W10 S10 E10$ W43 S29 FOP= S7 E57 N7 W57$ E57 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 3,500

| 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 | 0 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 45,000 | | | | | | | |

REVIEW DATE 06/10/2025 BY KS Total Acres: 3.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS