COMM SW COR OF SEC, RUN N 223
FT FOR POB, CONT N 444.11 FT,
E 157.90 FT, S PROX 420 FT TO

RIOS PASTOR H/RIOS BETTY L
291 SW JACK GLN
LAKE CITY, FL 32024

2026

24-4S-16-03116-066

BUILDING CHARACTERISTICS

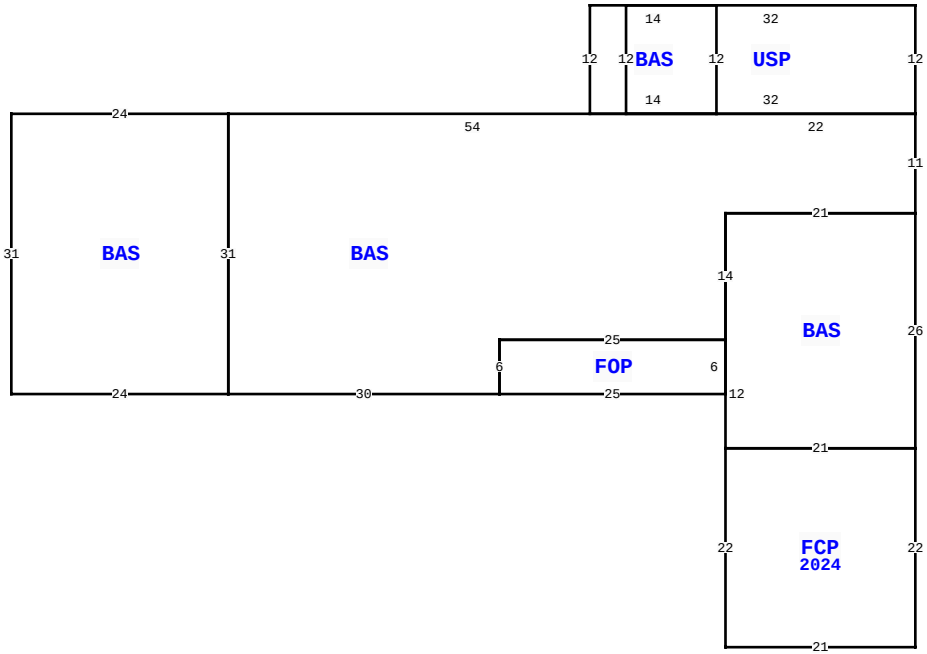
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	12,746
BAS	546	100		546	41,424
BAS	744	100		744	56,446
BAS	1,786	100		1,786	135,500
FCP	462	25	2024	116	8,801
FOP	150	30		45	3,414
USP	384	35		134	10,166
TOTALS	4,240			3,539	268,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,539	104.2150	116.72	413,072	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3244 HX Base Yr



291 SW JACK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	114	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,280	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1992	1992	3	40	6,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0294	SHED WOOD/	0	100	13	20	260.00	UT	7.50	7.50	75	1993	1993	3	75	1,463	
8	0294	SHED WOOD/	0	100	13	20	260.00	UT	7.50	7.50	100	1993	1993	3	100	1,950	
9	0252	LEAN-TO W/	0	100	7	12	84.00	UT	2.00	2.00	100	1993	1993	3	100	168	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,497
TOTAL MARKET OB/XF VALUE	34,397
TOTAL LAND VALUE - MARKET	25,122
TOTAL MARKET VALUE	328,016
SOH/AGL Deduction	147,464
ASSESSED VALUE	180,552
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	129,141
TOTAL JUST VALUE	328,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,816

LAND:2:1: BARROW PIT

LAND:1:1: 0.88 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049653	Electrical Servic	0	04/18/2024
000046933	Additions	34,000	04/11/2023
041170	ELECTRICAL		01/15/2021
31494	MAINT/ALTR	70	10/04/2013
21754	ADDN SFR	242	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W54 S31 E30 N6 E25 N14 E21 N11 $
BAS=[ORIG=-76,0] W24 S31 E24 N31 $
BAS=[ORIG=-21,25] S12 E21 N26 W21 S14 $
USP=[ORIG=0,0] N12 W32 S12 E32 $
BAS=[ORIG=-22,0] N12 W14 S12 E14 $
FOP=[ORIG=-46,31] E25 N6 W25 S6 $
FCP=[YR=2024;ORIG=-21,37] E21 S22 W21 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,197

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	9600	C	WASTELAND	100		00	0.00	0.00	0.70	AC		1.00	1.00	1.00	175.00	175.00	122							

REVIEW DATE 04/28/2026 BY robin Total Acres: 0.70 Total Land Value: 25,122 Market: 0 Agricultural: 0 Common: 25,122 PRINTED 06/29/2026 BY SYS

COMM SW COR OF SEC, RUN N 223
FT FOR POB, CONT N 444.11 FT,
E 157.90 FT, S PROX 420 FT TO

RIOS PASTOR H/RIOS BETTY L
291 SW JACK GLN
LAKE CITY, FL 32024

2026

24-4S-16-03116-066

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.030	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

BLD DATE		LGL DATE	04/14/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
12	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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

REVIEW DATE 04/28/2026 BY robin Total Acres: 0.70 Total Land Value: 25,122 Market: 0 Agricultural: 0 Common: 25,122 PRINTED 06/29/2026 BY SYS