COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT N 620 FT, E 210 FT
E 210 FT, S 410 FT, W 420 FT TO

HORENSTEIN RANDY J/HORENSTEIN EVENA
259 SW SEMINOLE TER
LAKE CITY, FL 32024

2027

25-3S-15-00210-002

BUILDING CHARACTERISTICS

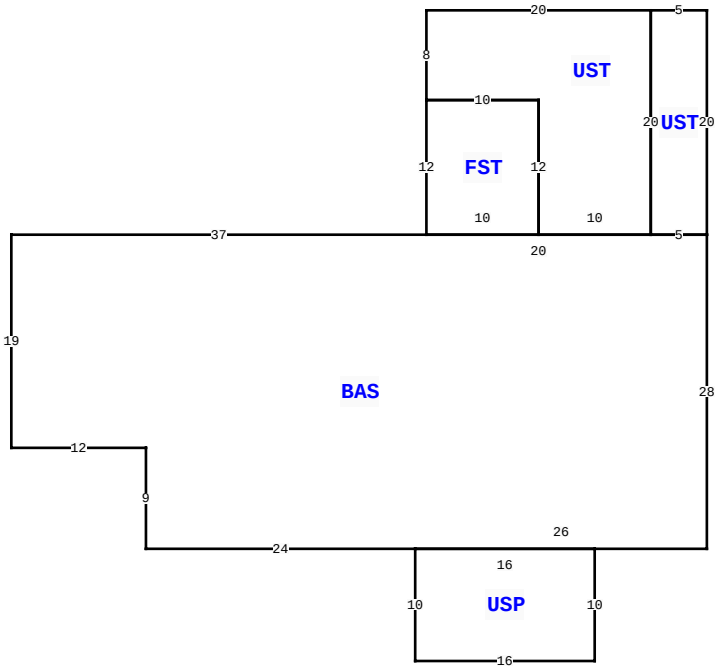
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	121,037
FST	120	55		66	4,907
USP	160	35		56	4,163
UST	100	45		45	3,346
UST	280	45		126	9,368
TOTALS	2,288			1,921	142,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	103.9840	114.38	219,724	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1628 HX Base Yr 2022



259 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,821
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		59,520
TOTAL MARKET VALUE		158,830
SOH/AGL Deduction		21,416
ASSESSED VALUE		137,414
TOTAL EXEMPTION VALUE	HX HB 13	137,414
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28958	MAINT/ALTR	60	10/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/302	9/22/2021	WD	Q	I	01	205,000
GRANTOR: GRIMSLEY JAMES A JR						
GRANTEE: HORENSTEIN RANDY J						
0431/0615	7/01/1979	03	Q	I		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S19 E12 S9 E24 USP= S10E16 N10 W16$ E26 N28 UST= N20 W5 S20 E5$ W5 UST= N20 W20 S8 FST= S12 E10 N12 W10$ E10 S12 E10$ W20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1967	1967	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	2.00	UT	100.00	100.00	100	1967	1967	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1967	1967	3	100	1,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	3.96	AC		1.00	1.00	1.00	280.00	280.00	1,109							
3	9910	M	MKT.VAL.AG	100					3.96	AC		1.00	1.00	1.00	12,000.00	12,000.00	47,520							

REVIEW DATE 02/28/2023 BY KS Total Acres: 4.96 Total Land Value: 13,109 Market: 47,520 Agricultural: 1,109 Common: 12,000 PRINTED 11/17/2026 BY SYS