

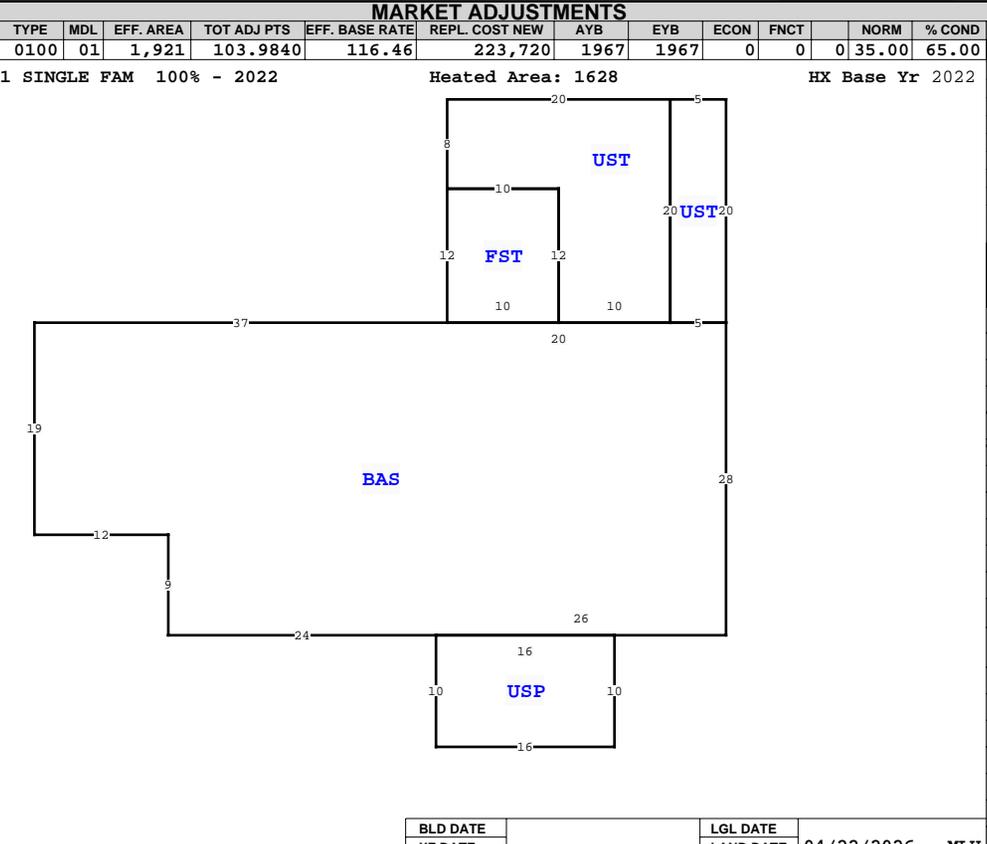
COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT N 620 FT, E 210 FT
E 210 FT, S 410 FT, W 420 FT TO

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

2026

25-3S-15-00210-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	15	CONC BLOCK 80	0100	01	1,921	103.9840	116.46	223,720	1967	1967	0	0	35.00	65.00
Exterior Wall	31	VINYL SID 20	1 SINGLE FAM 100% - 2022 Heated Area: 1628 HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100												
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 90												
Interior Floor	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	123,238									
FST	120	55		66	4,996									
USP	160	35		56	4,239									
UST	100	45		45	3,407									
UST	280	45		126	9,538									
TOTALS	2,288			1,921	145,418									



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,418
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			59,520
TOTAL MARKET VALUE			161,427
SOH/AGL Deduction			27,983
ASSESSED VALUE			133,444
TOTAL EXEMPTION VALUE	HX HB 13		133,444
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			207,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,878

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	Q	I	01	205,000
GRANTOR: GRIMSLEY JAMES A JR						
GRANTEE: HORENSTEIN RANDY J						
0431/0615	7/01/1979	03 Q	Q	I		35,000
GRANTOR:						
GRANTEE:						

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

TOTAL OB/XF												
2,900												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/22/2026 MLU												

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\$.												

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	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								