BEG SE COR OF SW1/4 OF NW1/4, RU
420 FT, S 210 FT, E 420 FT TO PO
AC DESC ORB 865-2179.

LEVROD GROUP LLC
110 SW STATFORD GLN
LAKE CITY, FL 32024

2027

25-3S-15-00219-000

BUILDING CHARACTERISTICS

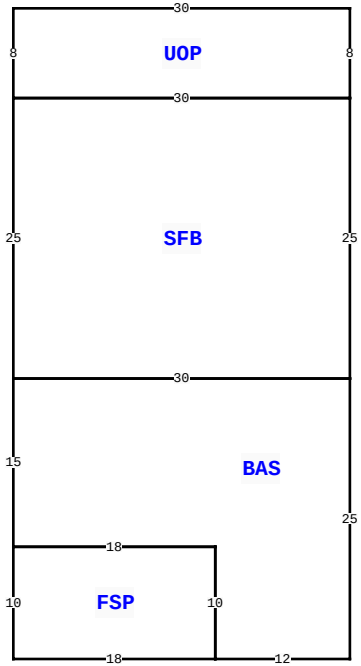
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	570	100		570	21,894
FSP	180	40		72	2,766
SFB	750	80		600	23,046
UOP	240	20		48	1,844
TOTALS	1,740			1,290	49,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,290	69.8400	76.82	99,098	1950	1950	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2025 Heated Area: 1320 HX Base Yr



274 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,549
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	16,038
TOTAL MARKET VALUE	65,887
SOH/AGL Deduction	0
ASSESSED VALUE	65,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,887
TOTAL JUST VALUE	65,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,790

BLDG:2:1: HOMES OF MERIT (CURTIS LIVES HERE)

XFOB:2:1: 1991 HOMES OF MERIT MH:CURTIS LIVES IN M

SALE:1:1: 1/2 UNDIV INTEREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13356	ADDN SFR	55	11/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1583	8/16/2024	QC	U	I	11	100
GRANTOR: SELECT SERVICES GROUP						
GRANTEE: LEVROD GROUP LLC						
1472/1973	4/18/2022	WD	U	I	11	100
GRANTOR: LEVY DEBORAH						
GRANTEE: SELECT SERVICES GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S15 FSP= S10 E18 N10 W18$ E18 S10 E12 N25$ SFB= N25
UOP= N8 W30 S8 E30$ W30 S25 E30$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0.99	AC		1.00	1.00	0.90	18,000.00	16,200.00	16,038							

REVIEW DATE 02/24/2023 BY KS Total Acres: 0.99 Total Land Value: 16,038 Market: 0 Agricultural: 0 Common: 16,038 PRINTED 11/17/2026 BY SYS