

BEG AT NW COR OF NE1/4 OF SW1/4,
 FT, S 1323.99 FT, W 331.54 FT, N
 TO POB & COMM NE COR OF NW1/4 OF

FOSTER JOHNATHON ODIE/WITT SHELBY ELIZABETH
 1698 SE CR-349
 LAKE CITY, FL 32025

2026

25-5S-17-09385-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	25517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2026
TOTALS	1,860		194,474

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	-	2026							Heated Area: 1860 HX Base Yr 2015	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2026</div> </div>													
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 05/06/2026 MLU INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,474	
TOTAL MARKET OB/XF VALUE		20,940	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		239,657	
SOH/AGL Deduction		15,486	
ASSESSED VALUE		224,171	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		172,760	
TOTAL JUST VALUE		325,524	
NCON VALUE		207,414	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051625	Mobile Home		11/25/2024
000051509	Right-of-Way Acce		11/14/2024
31843	M H	576	03/27/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1839	3/27/2026	WD	U	I	11	100
GRANTOR: WITT SHELBY E						
GRANTEE: FOSTER JOHNATHON OD						
1527/239	11/06/2024	QC	U	I	11	100
GRANTOR: FERRIN SHELBY E AKA S						
GRANTEE: FOSTER JOHNATHON OD						

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	0261	PRCH, UOP	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0			800.00	100	2026	2025		100	800	
5	0252	LEAN-TO W/	0	100	8	30			3.50	100	2026	2025		100	840	
6	0030	BARN, MT	0	100	24	30			15.00	100	2026	2025		100	10,800	
7	0166	CONC, PAVMT	0	100	0	0			500.00	100	2026	2025		100	500	
TOTALS														1,860	194,474	

BUILDING NOTES	
1698 SE COUNTY ROAD 349 , LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=13,10] E60 S31 W60 N31 \$	

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	100					8.01	AC		1.00	1.00	1.00	280.00	280.00	2,243							
3	9910	M	MKT.VAL.AG	100					8.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,110							