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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

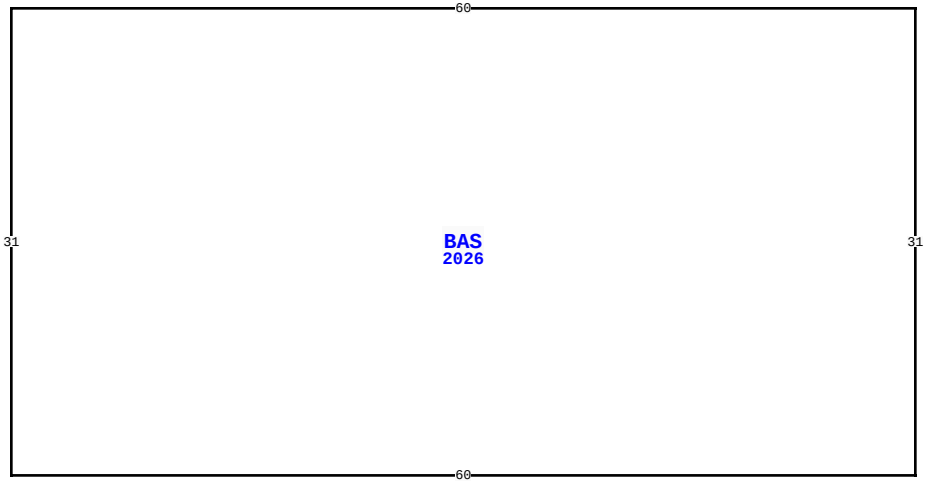
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2026	1,860	198,613
TOTALS	1,860			1,860	198,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.5000	108.96	202,666	2025	2025	0	0	0	2.00	98.00

2 MANUF 1 100% - 2026 Heated Area: 1860 HX Base Yr 2015



1698 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,613
TOTAL MARKET OB/XF VALUE		20,940
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		243,796
SOH/AGL Deduction		15,486
ASSESSED VALUE		228,310
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,899
TOTAL JUST VALUE		329,663
NCON VALUE		211,553
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: PERRIN SHELBY E AKA S						
GRANTEE: FOSTER JOHNATHON OD						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
5	0252	LEAN-TO W/	0	100	8	30	240.00	UT	3.50	3.50	100	2026	2025		100	840	
6	0030	BARN,MT	0	100	24	30	720.00	UT	15.00	15.00	100	2026	2025		100	10,800	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,940

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	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							

REVIEW DATE 04/08/2025 BY randall Total Acres: 10.01 Total Land Value: 24,243 Market: 88,110 Agricultural: 2,243 Common: 22,000 PRINTED 05/12/2026 BY SYS