

AKA PART OF LOT 4 MAX RAVNDAL S/
COMM INTERS OF E LINE OF SEC & N
SAID PT BEING ON A CURVE, RUN W'

GARRISON LIVING TRUST
589 OLD MILL DR
LAKE CITY, FL 32055

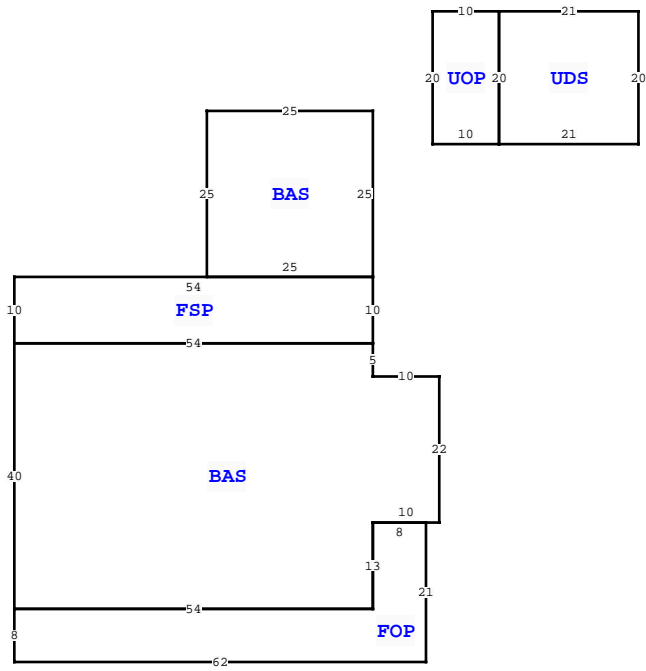
2026

26-3S-16-02305-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	625	100	
BAS	2,380	100	
FOP	600	30	
FSP	540	40	
UDS	420	55	
UOP	200	20	
TOTALS	4,765		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 3005						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		336,851	
TOTAL MARKET OB/XF VALUE		8,378	
TOTAL LAND VALUE - MARKET		52,500	
TOTAL MARKET VALUE		397,729	
SOH/AGL Deduction		89,801	
ASSESSED VALUE		307,928	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		256,517	
TOTAL JUST VALUE		397,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041552	Roof Replacement	27,700	03/18/2021
9514	SFR	470	03/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0095	8/09/2019	QC	U	I	11	100
GRANTOR: X LEWELL JR & JANE A						
GRANTEE: X LEWELL JR & JANE						
1333/0328	3/16/2017	WD	Q	I	01	279,900
GRANTOR: GARY W & CHERYL Y STO						
GRANTEE: X LEWELL JR & JANE						

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	0060	CARPORT F	0	100	22	33	UT	5.00	5.00	100	1995	1995	3	100	3,630	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1995	1995	3	100	1,928	
3	0070	CARPORT UF	0	100	35	12	UT	2.00	2.00	100	2009	2009	3	100	840	
4	0252	LEAN-TO W/	0	100	12	20	UT	2.00	2.00	100	2009	2009	3	100	480	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N25 W25 S25 E25\$ FSP= W54 S10 BAS= S40 FOP= S8 E62N21W8 S13 W54\$ E54 N13 E10 N22W10 N5 W54\$ E54 N10\$ PTR= N20 E40 UDS= N20 W21 UOP= W10 S20 E10 N20\$ S20 E21 \$ S20 W40\$.	

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	DPHT 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		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,500							