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

2027

26-3S-16-02305-104

BUILDING CHARACTERISTICS

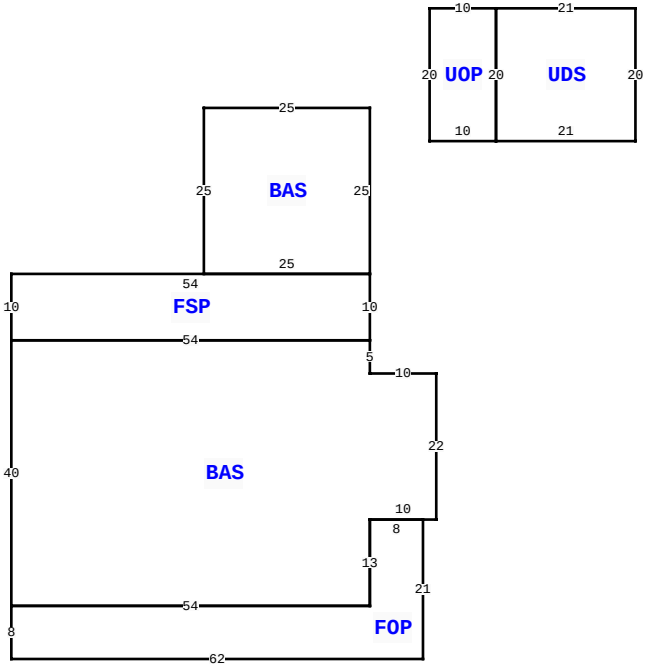
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	56,311
BAS	2,380	100		2,380	214,431
FOP	600	30		180	16,218
FSP	540	40		216	19,461
UDS	420	55		231	20,812
UOP	200	20		40	3,604
TOTALS	4,765			3,672	330,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,672	117.0048	128.71	472,623	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2019 Heated Area: 3005 HX Base Yr 2019



589 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0060	CARPORT F	0	100	22	33	726.00	UT	5.00	5.00	100	1995	1995	3	100	3,630	
2	0166	CONC,PAVMT	0	100	0	0	964.00	UT	2.00	2.00	100	1995	1995	3	100	1,928	
3	0070	CARPORT UF	0	100	35	12	420.00	UT	2.00	2.00	100	2009	2009	3	100	840	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,836
TOTAL MARKET OB/XF VALUE		8,378
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		391,714
SOH/AGL Deduction		74,548
ASSESSED VALUE		317,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,755
TOTAL JUST VALUE		391,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,729

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						

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 8,378

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	100		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,500							

REVIEW DATE 05/23/2023 BY KB Total Acres: 5.25 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS