COMM NW COR OF SEC 25-3S-16, S 1
POB, SE 71 DEG 757.43 FT TO A PT
CREEK, RUN SW'LY ALONG C/L FOR A

GROOVER WILLIAM N/GROOVER KATHLEEN C
384 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2027

26-3S-16-02305-108

BUILDING CHARACTERISTICS

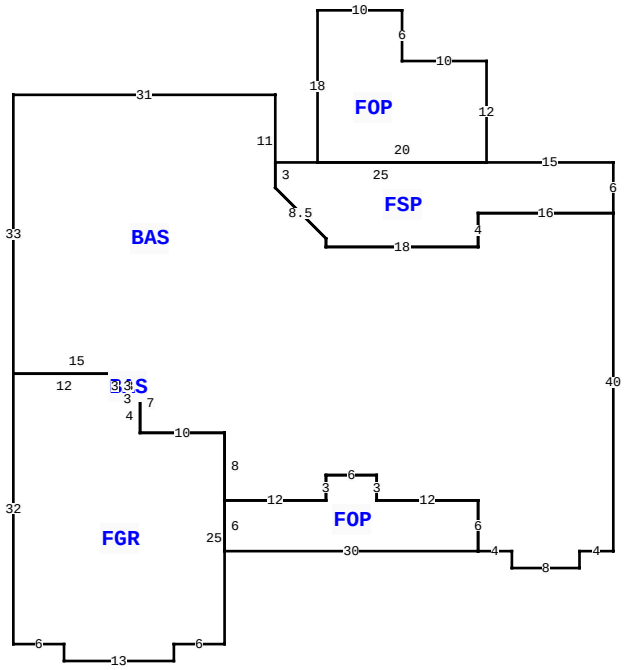
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	9	100		9	923
BAS	2,565	100		2,565	263,054
FGR	747	55		411	42,150
FOP	198	30		59	6,051
FOP	300	30		90	9,230
FSP	312	40		125	12,820
TOTALS	4,131			3,259	334,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,259	124.3055	136.74	445,636	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2012 Heated Area: 2574 HX Base Yr 2012



384 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	5,530.00	UT	2.00	2.00	100	2000	2000	3	100	11,060	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0060	CARPORT F	0	100	20	30	600.00	UT	11.00	11.00	100	2017	2017	3	100	6,600	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,607
TOTAL MARKET OB/XF VALUE		24,860
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		454,667
SOH/AGL Deduction		98,264
ASSESSED VALUE		356,403
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,992
TOTAL JUST VALUE		454,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,728

SALE:2:1: 11.76 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048963	Roof Replacement	29,871	01/05/2024
000046781	Remodel	19,991	03/20/2023
40385	GENERATOR	0	08/19/2020
15793	SFR	400	07/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2770	8/13/2026	LE	U	I	14	100
GRANTOR: GROOVER WILLIAM N						
GRANTEE: GROOVER WILLIAM N (						
1047/1866	5/31/2005	WD	Q	I		420,000
GRANTOR: GEORGE & PHYLLIS SKIN						
GRANTEE: WILLIAM N & KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S33 FGR= S32 E6 S2 E13 N2 E6 N 25 W10 N4 BAS= N3 W3 S3 E3$ W3 N3 W12 $ E15 S7 E10S8 FOP= S6 E30 N6 W12 N3 W6 S3 W12$ E12 N3 E6 S3 E12 S6 E4 S2 E8 N2 E4 N40 FSP= N6 W15 FOP= N12 W10 N6 W10 S18 E20$ W25 S3 R6 D6 S1 E18 N4 E16$ W16 S4 W18 N1 U6 L6 N11$.

LAND DESCRIPTION

TOTAL OB/XF 24,860

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	11.76	AC		1.00	1.00	1.00	7,500.00	7,500.00	88,200							

REVIEW DATE 02/06/2024 BY JS Total Acres: 11.76 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC 25-3S-16, S 1
POB, SE 71 DEG 757.43 FT TO A PT
CREEK, RUN SW'LY ALONG C/L FOR A

GROOVER WILLIAM N/GROOVER KATHLEEN C
384 NW PRIMITIVE GLN
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2027

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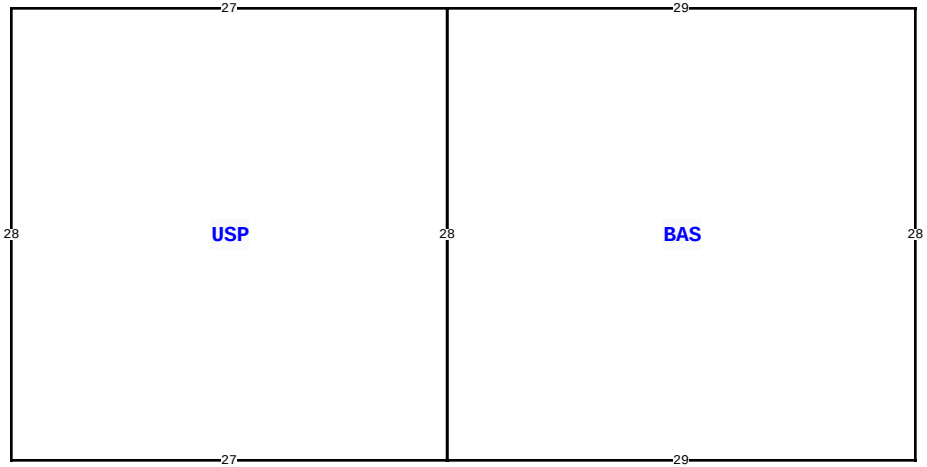
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	812	100		812	5,564
USP	756	35		265	1,816
TOTALS	1,568			1,077	7,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	01	1,077	52.0608	14.58	15,703	2000	2000	0	0	20	33.00	47.00

2 BARNS 100% - 2012 Heated Area: 812 HX Base Yr 2012



384 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: GEORGE & PHYLLIS SKIN						
GRANTEE: WILLIAM N & KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

USP= W27 S28 E27 BAS= E29 N28 W29 S28$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2024 BY JS Total Acres: 11.76 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 11/17/2026 BY SYS