(AKA LOT 9 MAX RAVNDAL S/D UNR D
COMM NW COR OF SEC 25, RUN S 111
RUN SE 72 DEG 917.47 FT TO C/L O

CLEVELAND JON D
448 NW PRIMITIVE GLN
LAKE CITY, FL 32055

**2027**

**26-3S-16-02305-109**

## BUILDING CHARACTERISTICS

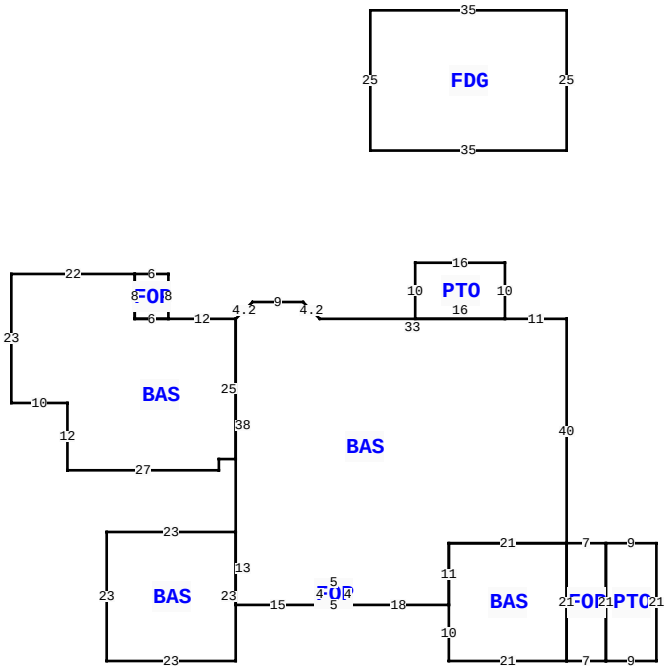
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 09 | 09 |
| 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 | 441 | 100 | | 441 | 51,842 |
| BAS | 529 | 100 | | 529 | 62,186 |
| BAS | 1,130 | 100 | | 1,130 | 132,837 |
| BAS | 2,794 | 100 | | 2,794 | 328,449 |
| FDG | 875 | 60 | | 525 | 61,717 |
| FOP | 20 | 30 | | 6 | 705 |
| FOP | 48 | 30 | | 14 | 1,646 |
| FOP | 147 | 30 | | 44 | 5,173 |
| PTO | 160 | 5 | | 8 | 941 |
| PTO | 189 | 5 | | 9 | 1,058 |
| TOTALS | 6,333 | | | 5,500 | 646,552 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 5,500 | 142.4930 | 156.74 | 862,070 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 4894 HX Base Yr 2006




448 NW PRIMITIVE GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 646,552 |
| TOTAL MARKET OB/XF VALUE | 34,562 |
| TOTAL LAND VALUE - MARKET | 194,175 |
| TOTAL MARKET VALUE | 875,289 |
| SOH/AGL Deduction | 216,385 |
| ASSESSED VALUE | 658,904 |
| TOTAL EXEMPTION VALUE | 14 HX HB 658,904 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 875,289 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 887,046 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23083 | POOL | 225 | 04/29/2005 |
| 23035 | ADDN SFR | 632 | 04/15/2005 |
| 17033 | SFR | 395 | 06/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1272/0400 | 4/02/2014 | WD | Q | V | 03 | 46,800 |
| GRANTOR: SHIRLEY W BLACKMON | | | | | | |
| GRANTEE: JON CLEVELAND | | | | | | |
| 1038/0761 | 2/24/2005 | WD | U | I | 08 | 380,000 |
| GRANTOR: THOMAS & GRIFFIN (JTW | | | | | | |
| GRANTEE: CLEVELAND | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W11 PTO= N10 W16 S10 E16$ W33 U3 L3 W9 L3 D3 BAS= W12 FOP= N8 W6 S8 E6$ W6 N8 W22 S23 E10 S12 E27 N2 E3 N25$ S38 BAS= W23 S23 E23 N23$ S13 E15 FOP= E5 N4 W5 S4$N4 E5 S4 E18 BAS= S10 E21 FOP= E7 PTO= E9 N21 W9 S21$ N21 W7 S21$ N21 W21 S11$ N11 E21 N40$ PTR= N30 FDG= N25 W35 S25 E35$ S30$ .

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 20 | 20 | 400.00 | UT | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 100 | 4,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 874.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 1,311 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 20 | 240.00 | UT | 3.00 | 3.00 | 100 | 2000 | 2000 | 3 | 100 | 720 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 20 | 240.00 | UT | 3.00 | 3.00 | 100 | 2000 | 2000 | 3 | 100 | 720 | |
| 6 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 7 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 492.00 | UT | 70.00 | 70.00 | 100 | 2005 | 2005 | 3 | 47 | 16,187 | |
| 8 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,212.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 8,424 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,562

| 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 | 14.20 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 106,500 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 11.69 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 87,675 | | | | | | | |

REVIEW DATE 07/23/2018 BY KR Total Acres: 25.89 Total Land Value: 194,175 Market: 0 Agricultural: 0 Common: 194,175 PRINTED 11/17/2026 BY SYS