

COMM NW COR OF SEC, SE 1873.55 F  
 CONT SE 374.71 FT, S 985.81 FT,  
 FT, N 987.61 FT TO POB.(AKA LOT

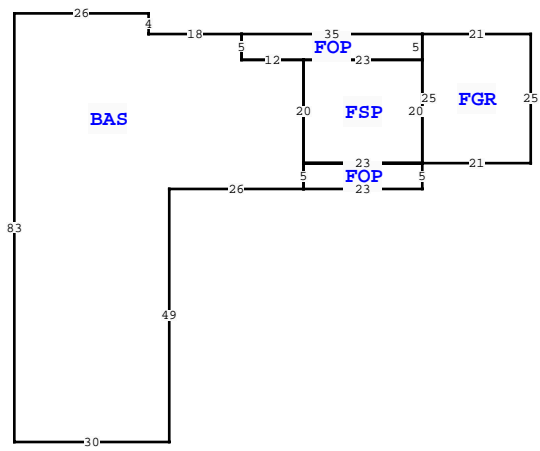
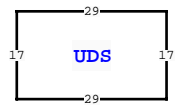
SOLENSKI GERALD JOSEPH/PATTERSON DANA SANDERS  
 1060 NW OLD MILL DR  
 LAKE CITY, FL 32055

**2026**

26-3S-16-02306-004

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,194	100
FGR	525	55
FOP	115	30
FOP	175	30
FSP	460	40
UDS	493	55
TOTALS	4,962	

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%	- 2022									Heated Area: 3194	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			297,132
TOTAL MARKET OB/XF VALUE			28,445
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			550,577
SOH/AGL Deduction			177,484
ASSESSED VALUE			373,093
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			321,682
TOTAL JUST VALUE			550,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041795	Remodel	42,000	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/682	1/29/2021	WD	Q	I	03	380,000
GRANTOR: HINES LOIS D TRUSTEE						
GRANTEE: SOLENSKI GERALD JOS						
1169/0527	3/11/2009	FS	U	I	11	100
GRANTOR: LOIS M HINES						
GRANTEE: LOIS D HINES TRUSTE						

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	0166	CONC, PAVMT	0	100	0	0	10,000.00	UT	2.00	2.00	100	1993	1993	3	100	20,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0083	DOCK-LAKE	0	100	0	0	2,100.00	UT	11.50	11.50	25	1993	1993	3	30	7,245	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 N4 W26 S83 E30 N49 E26 FOP= E23 N5 W23 S5\$ N5 E23 FGR= E21 N25 W21 S25\$ FSP= N20 W23 S20 E23\$ W23 N20FOP= E23 N5 W35 S5 E12\$ W12 N5\$ PTR= N30 UDS= N17 W29 S17 E29\$ S30\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							