

BEG NE COR OF SE1/4 OF SW1/4, W  
1302.93 FT TO N R/W OF KING RD,  
785 FT, E 694.31 FT TO E LINE OF

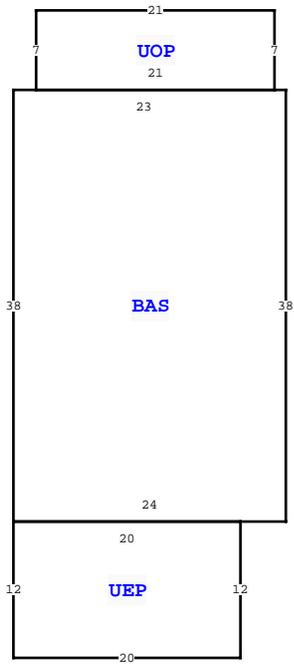
DOUGLAS JAMEE L  
185 SW CURINTON CT  
LAKE CITY, FL 32024

**2026**

27-4S-16-03217-000  
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architactual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	912	100	
UEP	240	60	
UOP	147	20	
TOTALS	1,299		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,085	42.2280	47.30	51,320	1950	1950	0	0	25	35.00	40.00		
1 SINGLE FAM 0% - 2022 Heated Area: 912 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,366
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			123,000
TOTAL MARKET VALUE			151,666
SOH/AGL Deduction			14,378
ASSESSED VALUE			137,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			137,288
TOTAL JUST VALUE			151,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055752	Mobile Home		05/28/2026
000055532	Right-of-Way Acce		04/22/2026
8846	M H	125	09/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1050	2/23/2026	WD	U	I	11	100
GRANTOR: KING VERLEAN						
GRANTEE: DOUGLAS JAMEE L						
1436/2242	4/26/2021	QC	U	I	11	100
GRANTOR: CURINTON ERVIN L						
GRANTEE: ANDERSON MAJORIE C						

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	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	25	2007	2007	3	25	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W1 UOP= N7 W21 S7 E21\$ W23 S38 UEP= S12 E20 N12 W20\$E24 N38\$.													

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	0100	C	SFR	0		A-1	0.00	0.00	15.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	115,500							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

