

COMM 1290.18 FT E OF SW COR OF N  
1075 FT, W 670.50 FT FOR POB, CO  
S 195 FT, E 223.50 FT, N 195 FT

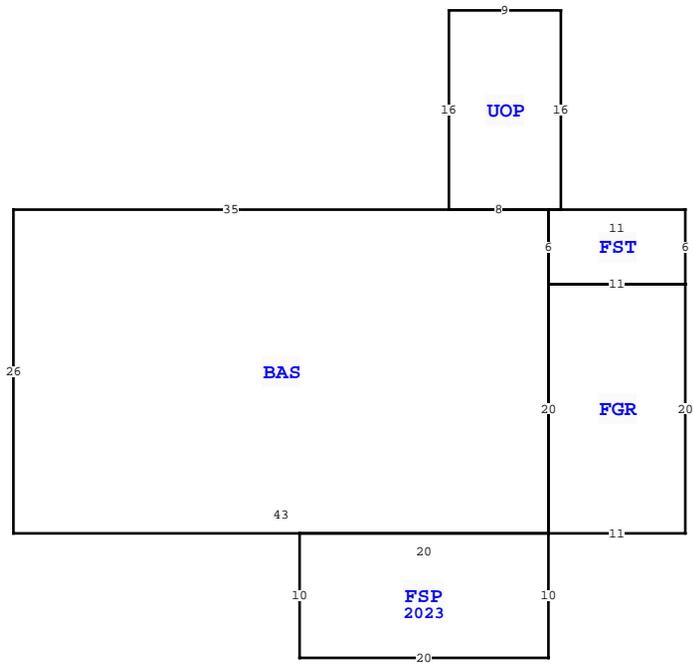
GRANT WILLIE ROY  
254 NW MARCEL PL  
LAKE CITY, FL 32055

**2026**

28-3S-16-02366-005

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,118	100
FGR	220	55
FSP	200	40
FST	66	55
UOP	144	20
TOTALS	1,748	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,384	117.8000	131.94	182,605	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1118 HX Base Yr 2024													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	118,693	
TOTAL MARKET OB/XF VALUE	4,600	
TOTAL LAND VALUE - MARKET	13,000	
TOTAL MARKET VALUE	136,293	
SOH/AGL Deduction	104	
ASSESSED VALUE	136,189	
TOTAL EXEMPTION VALUE	HX HB 13 136,189	
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	136,293	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	136,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38297	MAINT/ALTR	75	07/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2451	2/16/2023	WD Q	Q	I	01	161,000

BUILDING NOTES						
GRANTOR: GREENE ABEL S						
GRANTEE: GRANT WILLIE ROY						
1418/1889	9/02/2020	PB U	I	18	0	
GRANTOR: CLERK OF COURT (ESTATE)						
GRANTEE: ABEL S GREENE						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W35 S26 E43 N20 N6 W8 \$						
FGR=[ORIG=8,26] E11 N20 W11 S20 \$						
UOP=[ORIG=8,0] E1 N16 W9 S16 E8 \$						
FST=[ORIG=8,6] E11 N6 W11 S6 \$						
FSP=[YR=2023;ORIG=8,26] W20 S10 E20 N10 \$						

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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	800	
2	0251	LEAN TO W/	0	100	8	25	200.00	UT	5.00	100	2008	2008	3	100	1,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION																								
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	100		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							