

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

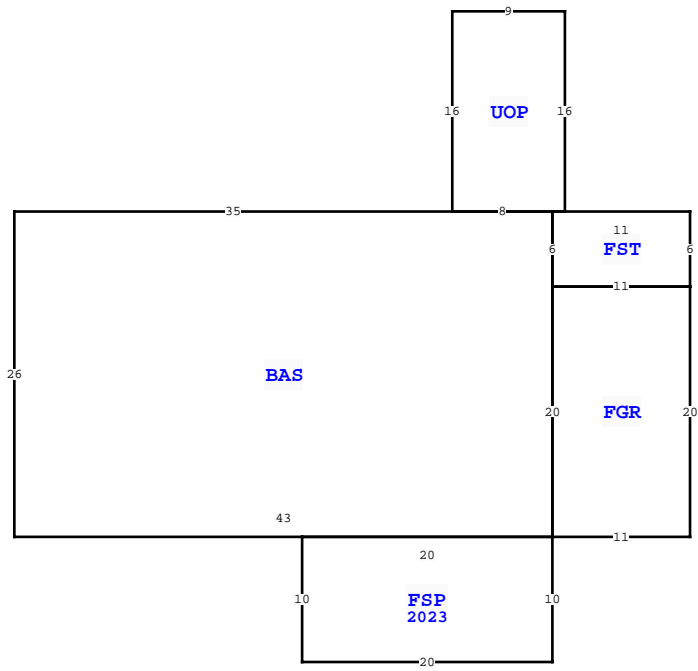
GRANT WILLIE ROY  
254 NW MARCEL PL  
LAKE CITY, FL 32055

**2026**

28-3S-16-02366-005  
[Barcode]

| 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    |

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

| 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           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,600       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| 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 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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     |                             |      |         |      |     |    |        |