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

2027

28-3S-16-02366-005

BUILDING CHARACTERISTICS

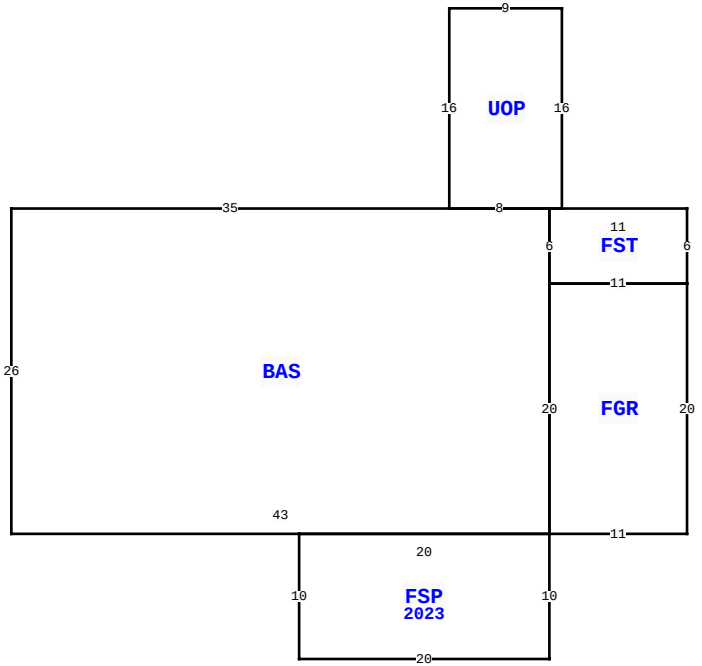
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	94,166
FGR	220	55		121	10,191
FSP	200	40	2023	80	6,738
FST	66	55		36	3,032
UOP	144	20		29	2,443
TOTALS	1,748			1,384	116,570

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	129.58	179,339	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1118 HX Base Yr 2024



254 NW MARCEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,570
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	134,170
SOH/AGL Deduction	0
ASSESSED VALUE	134,170
TOTAL EXEMPTION VALUE	HX HB 13 134,170
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	134,170
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	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						

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

TOTAL OB/XF 4,600

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/21/2023 BY ME Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS