

COMM SW COR OF NE1/4 OF NW1/4, R
 FT FOR POB, CONT N 639.89 FT TO
 RD, SE ALONG RD 304.57 FT, S 532

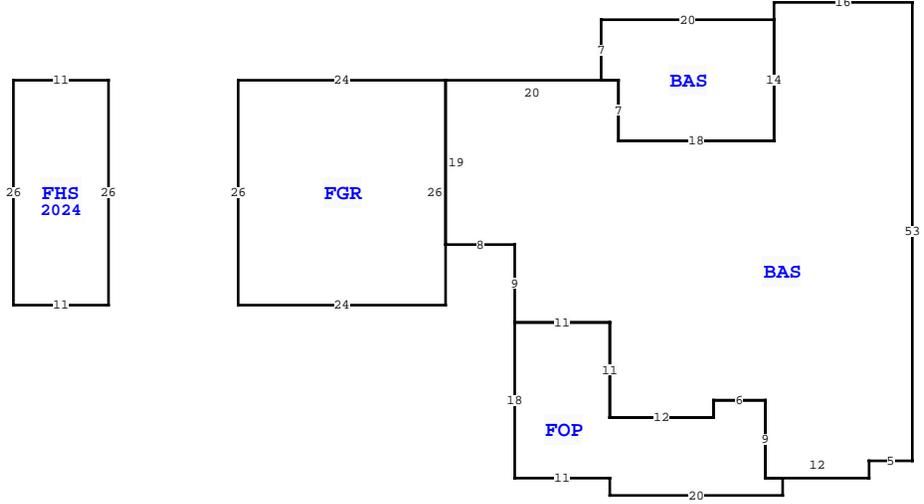
GRIFFITH BARBARA JEAN
 298 NW HORIZON ST
 LAKE CITY, FL 32055

2026

28-3S-16-02374-081

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,834	145.7095	166.11	470,756	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2026 Heated Area: 2492 HX Base Yr 2026												



Quality	
DOR CODE	MAP NUM
07 07	0100 SINGLE FAMILY
28316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100		266	41,534
BAS	1,940	100		1,940	302,918
FGR	624	55		343	53,557
FHS	286	60	2024	172	26,857
FOP	376	30		113	17,644
TOTALS	3,492			2,834	442,511

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	1,110.00	UT	2.25	2.25	100	2020	2020	3	100	2,498	
2	0030	BARN, MT	0	100	30	1.00	UT	22,500.00	22,500.00	100	2026	2025		100	22,500	
3	0294	SHED WOOD/	0	100	12	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
4	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION	
L N	USE CODE
1	0100

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	100		RSF-2	0.00	0.00	2.99	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,835							

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,511
TOTAL MARKET OB/XF VALUE	31,498
TOTAL LAND VALUE - MARKET	32,835
TOTAL MARKET VALUE	506,844
SOH/AGL Deduction	93,310
ASSESSED VALUE	413,534
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	357,123
TOTAL JUST VALUE	506,844
NCON VALUE	29,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053390	Storage Building	25,891	06/17/2025
0039357	SFR	0	02/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2314	3/28/2025	WD	Q	I	01	680,000

GRANTOR: LUNDE HAYDEN
 GRANTEE: GRIFFITH BARBARA JE
 1395/1137 9/27/2019 WD Q I 01 37,000
 GRANTOR: JACQUELINE D ESPENSHI
 GRANTEE: HAYDEN & KATELYN LU

BUILDING NOTES	
BAS=[ORIG=0,0] W20 S19 E8 S9 E11 S11 E12 N2 E6 S9 E12 N2 E5 N53 W16 S2 S14 W18 N7 \$	
FGR=[ORIG=-20,0] W24 S26 E24 N26 \$	
POP=[ORIG=-12,28] S18 E11 S2 E20 N2 W2 N9 W6 S2 W12 N11 W11 \$	
FHS=[YR=2024;ORIG=-70,0] E11 S26 W11 N26 \$	
BAS=[ORIG=18,-7] W20 S7 E2 S7 E18 N14 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W20 S19 E8 S9 E11 S11 E12 N2 E6 S9 E12 N2 E5 N53 W16 S2 S14 W18 N7 \$	
FGR=[ORIG=-20,0] W24 S26 E24 N26 \$	
POP=[ORIG=-12,28] S18 E11 S2 E20 N2 W2 N9 W6 S2 W12 N11 W11 \$	
FHS=[YR=2024;ORIG=-70,0] E11 S26 W11 N26 \$	
BAS=[ORIG=18,-7] W20 S7 E2 S7 E18 N14 \$	