LOT 12 MEADOWS WEST EST DESC AS:
SE1/4 OF NE1/4, RUN S 21.77 FT,
LINE CR-131 & S R/W LINE SW GALI

SWEET JOHN P/KRUMENAUER JODEEN A
847 NE COLVIN AVE
LAKE CITY, FL 32055

2026

31-5S-17-09465-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1014 SW GALILEE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	26,200
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	91,330
SOH/AGL Deduction	0
ASSESSED VALUE	91,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,330
TOTAL JUST VALUE	91,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055703	Storage Building	28,000	05/18/2026
000054672	Mobile Home		12/14/2025
000054586	Right-of-Way Acce		11/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2437	5/09/2025	WD	Q	I	01	135,000
GRANTOR: COLUNGA SABRINA DANIE						
GRANTEE: SWEET JOHN P						
1523/152	9/06/2024	LE	U	I	14	100
GRANTOR: BOSSUYT DONALD (ENH L						
GRANTEE: COLUNGA SABRINA DAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	3,600.00	3,600.00	100	2021	2020		100	3,600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	6,800.00	6,800.00	100	2021	2020		100	6,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	4,900.00	4,900.00	100	2021	2020		100	4,900	
5	0296	SHED METAL	0	0	0	0	1.00	UT	3,900.00	3,900.00	100	2021	2020		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 26,200

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 03/16/2026 BY justin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/30/2026 BY SYS