

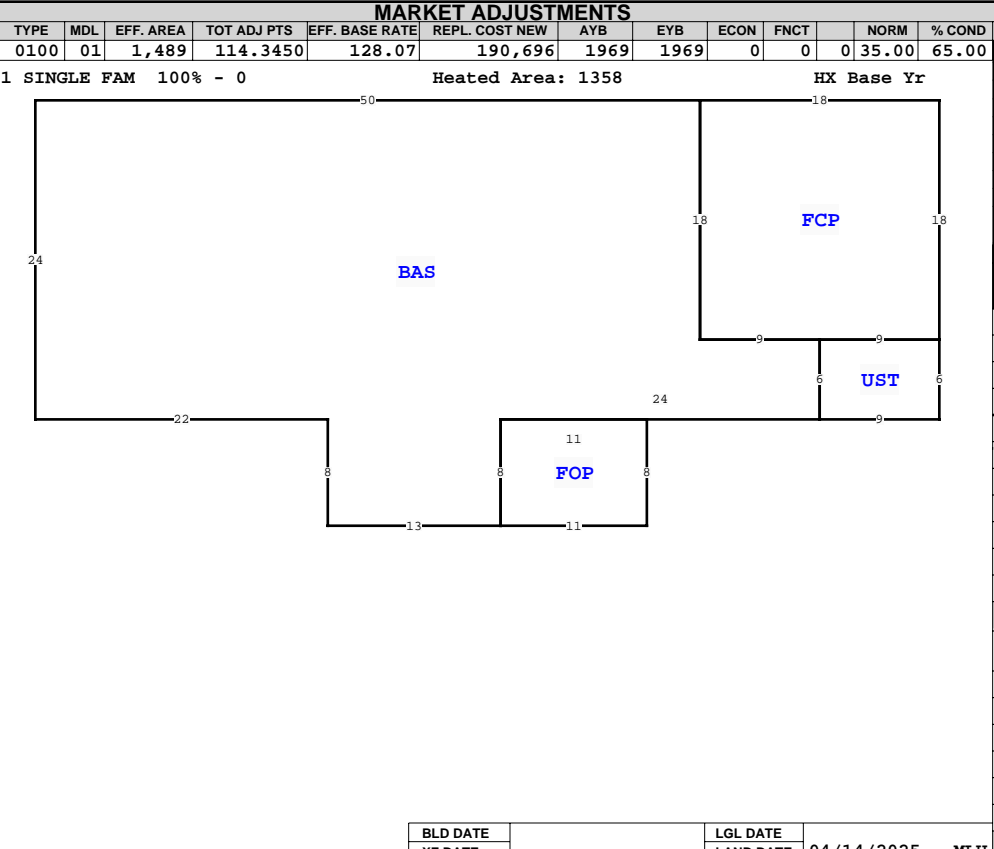
SW1/4 OF NE1/4 & 4.5 AC OFF W SI
OF SE1/4, EX W 132 FT S OF CO GR
OF SW1/4, EX 10 AC IN SW COR & S

COLE YVONNE
739 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01820-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,358	100	
FCP	324	25	
FOP	88	30	
UST	54	45	
TOTALS	1,824		
			1,489
			123,952



739 NW QUEEN RD, LAKE CITY

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	50	0	0	3	50		100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	50	0	0	3	50		200
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	40	0	0	3	40		400
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100		300
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	700.00	700.00	50	2008	2008	3	50		350
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100		1,600
7	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100		14,000
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100		3,000

EXTRA FEATURES		BLD DATE		LGL DATE		LAND DATE		AG DATE		MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				
			04/14/2025		07/11/2022						

LAND DESCRIPTION		TOTAL OB/XF 19,950																						
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
3	9520	C	LAKE	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	25.00	25.00	175							
4	5600	A	TIMBER 3	100					92.00	AC		1.00	1.00	1.00	281.00	281.00	25,852							
5	5910	A	SWAMP/CYPRES	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	142.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	426,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,278
TOTAL MARKET OB/XF VALUE			19,950
TOTAL LAND VALUE - MARKET			432,175
TOTAL MARKET VALUE			196,255
SOH/AGL Deduction			85,444
ASSESSED VALUE			110,811
TOTAL EXEMPTION VALUE	HX HB SX WX		104,557
BASE TAXABLE VALUE			6,254
TOTAL JUST VALUE			594,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043710	Roof Replacement	10,000	02/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W50 S24 E22 S8 E13 FOP= E11 N8 W11 S8\$ N8 E24 UST= E9 N6 W9 S6\$ N6 FCP= E9N18 W18 S18 E9\$ W9 N18\$.

SW1/4 OF NE1/4 & 4.5 AC OFF W SI
OF SE1/4, EX W 132 FT S OF CO GR
OF SW1/4, EX 10 AC IN SW COR & S

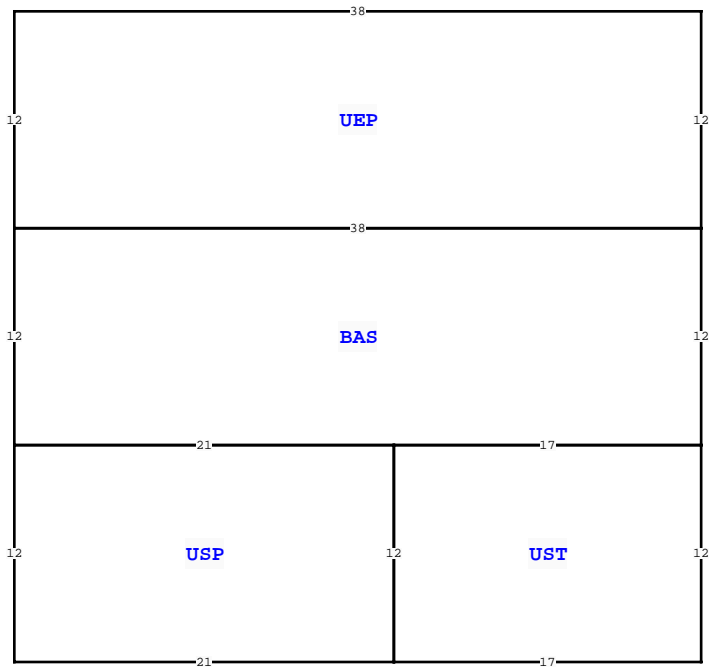
COLE YVONNE
739 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01820-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	01	NONE	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	456	100	
UEP	456	70	
USP	252	35	
UST	204	45	
TOTALS	1,368		
		955	18,326

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0101	02	955	46.8000	38.38	36,653	1975	1975	0	0	10	40.00	50.00
2 SFR/MH CON 0% - 0 Heated Area: 456 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			142,278
TOTAL MARKET OB/XF VALUE			19,950
TOTAL LAND VALUE - MARKET			432,175
TOTAL MARKET VALUE			196,255
SOH/AGL Deduction			85,444
ASSESSED VALUE			110,811
TOTAL EXEMPTION VALUE	HX HB SX WX		104,557
BASE TAXABLE VALUE			6,254
TOTAL JUST VALUE			594,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N12 UEP= N12 W38 S12 E38\$ W38 S12 USP= S12 E21 N12 W21\$ E21 UST= S12 E17 N12 W17\$ E17\$.	

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

LAND DESCRIPTION													TOTAL OB/XF					0						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV