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

2027

33-2S-16-01820-000

BUILDING CHARACTERISTICS

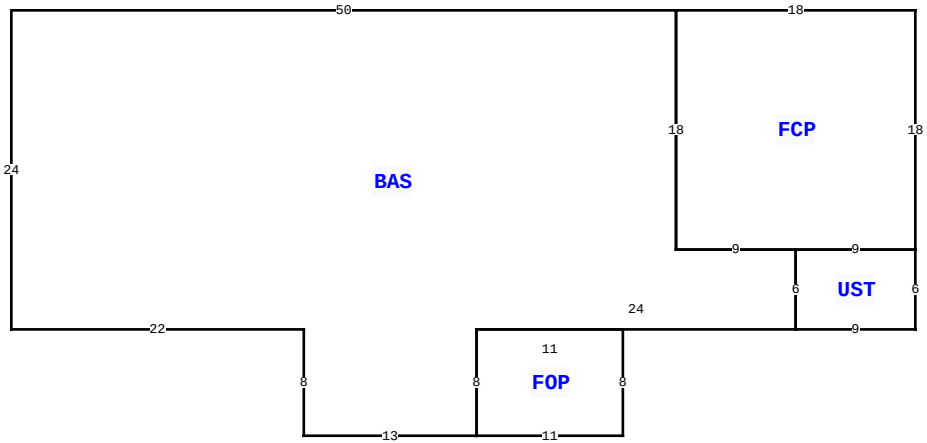
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100		1,358	111,026
FCP	324	25		81	6,622
FOP	88	30		26	2,126
UST	54	45		24	1,962
TOTALS	1,824			1,489	121,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	114.3450	125.78	187,286	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1358 HX Base Yr



739 NW QUEEN RD, LAKE CITY

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

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	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	2008		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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,614
TOTAL MARKET OB/XF VALUE		19,950
TOTAL LAND VALUE - MARKET		432,175
TOTAL MARKET VALUE		193,591
SOH/AGL Deduction		79,703
ASSESSED VALUE		113,888
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		7,477
TOTAL JUST VALUE		591,739
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$.

LAND DESCRIPTION

TOTAL OB/XF 19,950

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		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							

REVIEW DATE 04/25/2022 BY JS Total Acres: 151.00 Total Land Value: 34,027 Market: 426,000 Agricultural: 27,852 Common: 6,175 PRINTED 11/17/2026 BY SYS

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

2027

33-2S-16-01820-000

BUILDING CHARACTERISTICS

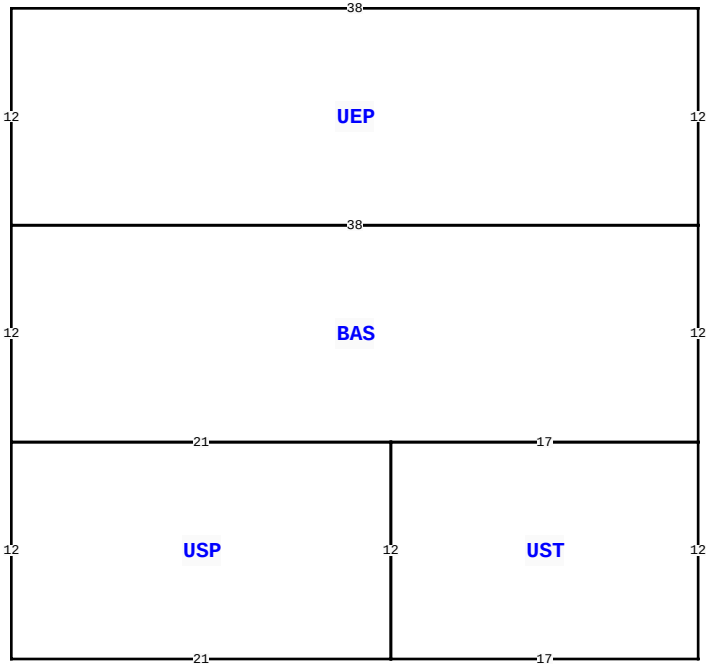
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	8,537
UEP	456	70		319	5,972
USP	252	35		88	1,648
UST	204	45		92	1,722
TOTALS	1,368			955	17,878

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	37.44	35,755	1975	1975	0	0	10	40.00	50.00

2 SFR/MH CON 0% - 0 Heated Area: 456 HX Base Yr



739 NW QUEEN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,614
TOTAL MARKET OB/XF VALUE		19,950
TOTAL LAND VALUE - MARKET		432,175
TOTAL MARKET VALUE		193,591
SOH/AGL Deduction		79,703
ASSESSED VALUE		113,888
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		7,477
TOTAL JUST VALUE		591,739
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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/25/2022 BY JS Total Acres: 151.00 Total Land Value: 34,027 Market: 426,000 Agricultural: 27,852 Common: 6,175 PRINTED 11/17/2026 BY SYS