

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

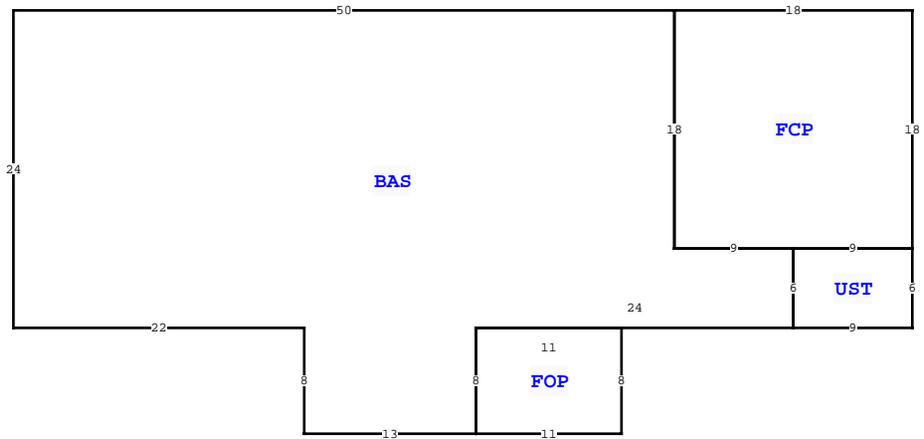
COLE YVONNE  
739 NW QUEEN RD  
LAKE CITY, FL 32055

**2026**

33-2S-16-01820-000

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
18	CEMENT BRK 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 90		
06	VINYL ASB 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	1.5	100
01	NONE 100		
1.	1. 100		
05	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05		
5000	IMPROVED AG		
	MAP NUM		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
	FCP	324	25
	FOP	88	30
	UST	54	45
	TOTALS	1,824	1,489
			123,952

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	128.07	190,696	1969	1969		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1358 HX Base Yr													



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

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

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\$.	

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	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

LAND DESCRIPTION														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	DPHT 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							

