COMM NE COR OF S1/2 OF NE1/4 OF
FT FOR POB, RUN W 65 FT, S 210 F
210 FT TO POB, EX 0.002 AC FOR C

TWENTYEIGHT FOURTEEN LLC
930 NE CONEY AVE
LAKE CITY, FL 32055

2026

33-3S-17-06459-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

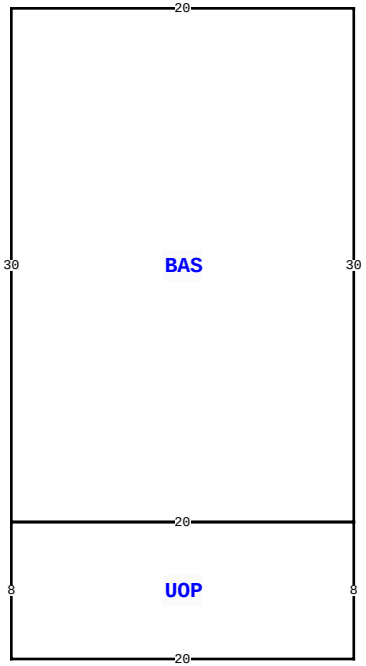
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	12,180
UOP	160	20		32	650
TOTALS	760			632	12,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	632	50.8800	58.00	36,656	1945	1945	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 2021 Heated Area: 600 HX Base Yr



1298 NE MASSIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,830
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,063
TOTAL MARKET VALUE	18,893
SOH/AGL Deduction	0
ASSESSED VALUE	18,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,893
TOTAL JUST VALUE	18,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/2093	10/09/2019	QC	U	I	11	100
GRANTOR: SYLVESTER WARREN III						
GRANTEE: TWENTYEIGHT FOURTEE						
1333/0790	3/23/2017	QC	U	I	11	1,500
GRANTOR: ENRIQUE ABOITES						
GRANTEE: SYLVESTER WARREN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S30 UOP= S8 E20 N8 W20$ E20 N30$.

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
1	0100	C	SFR	0		RSF/MH	60.00	210.00	13,325.00	SF		1.00	1.00	0.91	0.50	0.46	6,063							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.31 Total Land Value: 6,063 Market: 0 Agricultural: 0 Common: 6,063 PRINTED 05/08/2026 BY SYS